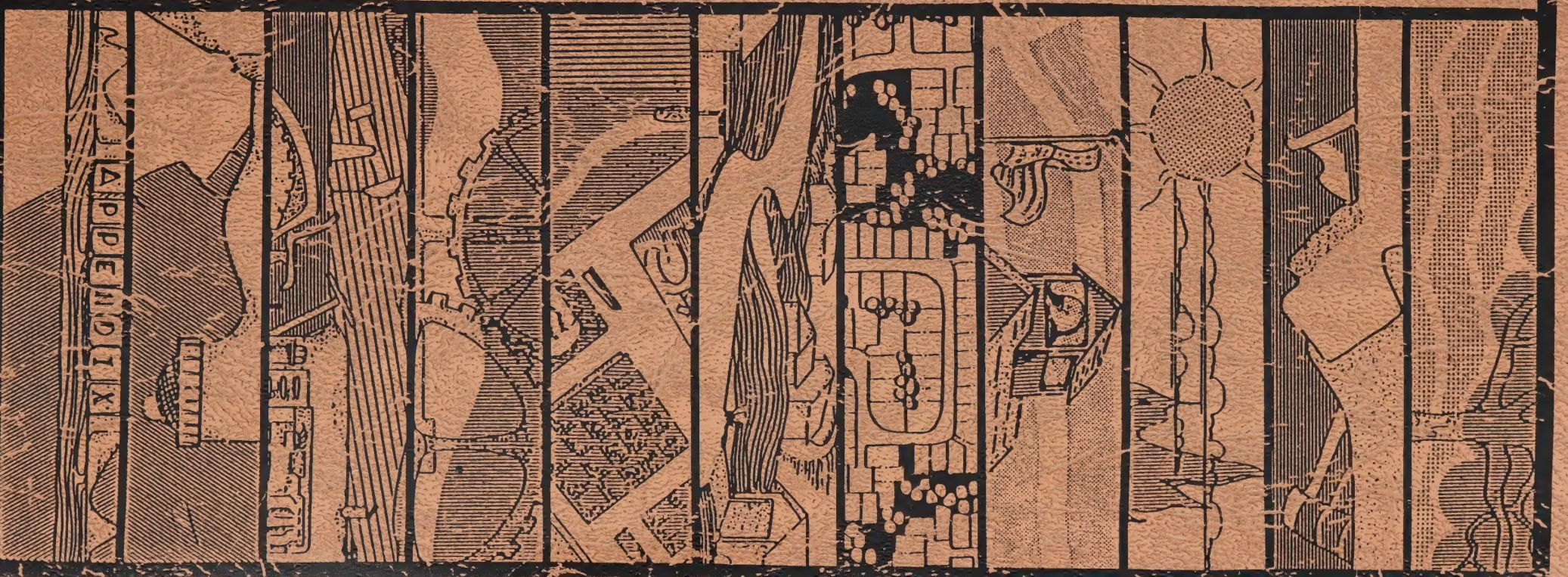
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KERN COUNTY GENERAL PLAN

LAND USE • OPEN SPACE • CONSERVATION ELEMENT



THE LAND USE, OPEN SPACE, AND CONSERVATION ELEMENT OF THE KERN COUNTY GENERAL PLAN

THIS ELEMENT INCLUDES ALL AMENDED POLICIES, PROGRAMS, AND PROVISIONS SINCE FIRST ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 1, 1982

REVISION DATE MARCH 1992

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March 1, 1982

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Supervisor, 2nd District

Gene Tackett
Supervisor, 1st District

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Supervisor, 4th District

Gene Young
Supervisor, 3rd District

John C. Mitchell
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YEAR 2000 GENERAL PLAN
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YEAR 2000 GENERAL PLAN
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Randall L. Abbott, Planning Director
Edward H. Crowley, Asst. Planning Director
Melvin H. Krause, Principal Planner
John S. Mooneyham, Senior Planner,
Project Manager

Fred Kloepper,
Public Works Department
Douglas H. S. Duncan, Consultant, Duncan & Jones

CERTIFICATE OF ADOPTION
BY THE
KERN COUNTY BOARD OF SUPERVISORS

By Resolution No. 820177 the Kern County Board of Supervisors adopts the herein-contained document, to become effective April 15, 1982, in the manner prescribed in the Foreword of said document, for the Land Use, Open Space, and Conservation Elements of the Kern County General Plan, after receiving a recommendation thereon from the Planning Advisory Committee-General Plan and the Kern County Planning Department, and after conducting a public hearing, pursuant to all statutory requirements of the State of California and all ordinance requirements of the County of Kern.

Certified this 1st day of March, 1982.

David A. Sheek
Chairman,
Kern County Board of Supervisors

Gene S. Estill
County Clerk

before the Board of Supervisors
County of Kern, State of California

In the matter of:

ADOPTION OF "YEAR 2000 GENERAL PLAN" AS PART OF KERN COUNTY GENERAL PLAN; ENVIRONMENTAL FINDINGS

Resolution No. 820177

Resolution Book ---

I, M.V. RADEMACHER, Acting Clerk of the Board of Supervisors of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Supervisor Harvey, seconded by Supervisor Mitchell, was duly passed and adopted by said Board of Supervisors at an official meeting hereof this 1st day of March, 1982, by the following vote, to wit:

AYES: Head, Young, Harvey, Mitchell

NOES: None

ABSENT: Tackett

M.V. RADEMACHER
Acting Clerk of the Board of Supervisors, County of Kern, State of California

M. V. Rademacher

BOARD OF SUPERVISORS KERN COUNTY, CAL.

RESOLUTION

Section 1. WHEREAS:

(a) On September 26, 1978 this Board instructed the Planning Director to initiate development of a new land use element, open space element and conservation element for the Kern County General Plan; and

(b) On or about April 22, 1980 this Board approved retention of the firm of Duncan and Jones, of Berkeley, California to provide consulting services and assistance to the Planning Director to facilitate development of said elements; and

(c) Thereafter the Planning Director and said Consultant developed a proposed draft of such new elements, indentified as the "Year 2000 General Plan," and during such process they sought public review and comments by (1) publication of an informational newspaper insert throughout the County in September, 1980, and (2) conducting a series of public meetings throughout the County in November, 1980, to review the initial Sketch Plans, and in March and April, 1981, to review the preliminary draft of the proposed "Year 2000 General Plan" during which times they received and considered the general comments and requests of property owners and other interested persons; and

(d) On March 17, 1981 this Board of Supervisors adopted Ordinance No. G-3198, enacting section 96 of the Ordinance Code, thereby establishing a Special Planning Advisory Committee, consisting of seven members composed of those persons who were members of the Kern County Planning Commission on March 31, 1981, for purposes of making a written report to this Board setting out a summary of the facts and public comments as it might ascertain and its recommendations, if any, concerning the "Year 2000 General Plan" proposal, on or before August 31, 1981; and

(e) Each of the hereinafter mentioned public hearings conducted by said Committee was duly noticed by publication at least once in a newspaper of general circulation published and circulated in the County, at least ten calendar days prior thereto, according to the requirements in subd. (d) of said section 96 of the Ordinance Code; and, additionally, was preceded by advertising in one or more newspapers in the locality where the meeting was held and by mailing of notices to those persons who had previously requested notice of such hearing; and

(f) Said Committee conducted six public hearings, noticed and advertised as aforementioned, in various localities throughout the County, at which it heard, extending over 36 hours, testimony relating to the Draft Master Environmental Impact Report, the Final Draft General Plan Text, and each of seven Final Draft General Plan Maps; and, additionally, said Committee conducted two continued hearings, extending over 7 hours, for purposes of deliberating on the public requests hereinafter mentioned and the proposed map and text; and

(g) Property owners and concerned citizens were provided ample opportunity, prior to and during the conduct of said hearings before said Committee, to lodge with it written requests for consideration of changes in the land-use map and in the text of the proposed "Year 2000 General Plan;" and one hundred and sixty-six such requests were received and considered by said Committee, mostly requests for changes in the proposed land-use map, and a limited number directed to the text of the proposed plan and to the environmental documents; and

(h) Under a letter dated August 31, 1981 signed by Dwight R. Harmon, Chairman, said Committee made its report to this Board, recommending adoption of the Final Draft of the proposed "Year 2000 General Plan," and setting forth by exhibits attached thereto the following:

A. Recommendations for changes in the text;

B. Recommendations for disposition of each request for change of land-use designation on the map;

C. A copy of the minutes of each of the meetings at which it deliberated on the public requests and the proposed map and text;

D. A copy of each item of correspondence of a general nature received during its hearings and meetings; and

(i) The Planning Staff prepared for said project a Draft Master Environmental Assessment/Master Environmental Impact Report which was duly considered by the Planning Advisory Committee in the course of its public hearings and deliberations; and

(j) A copy of said Master Environmental Assessment/Master Environmental Impact Report was on file at the office of the Clerk of the Board and in the office of the Planning Department at all times between November 2, 1981 and the conclusion of the hearings before the Board of Supervisors on December 9, where it was available for examination by any interested person during regular business hours; and this Board has considered the same in connection with its considerations and deliberations herein; and

(k) The Planning Director has furnished to this Board, and the Board has incorporated in the record in this matter, a document setting forth the significant environmental effects identified in the Master Environmental Assessment/Master Environmental Impact Report, with the proposed findings in relation to said significant effects for purposes of Section 21081 of the Public Resources Code and Sections 15088 and 15089 of the State CEQA Guidelines, and also setting forth evidence in support of the proposed findings; and

(l) After notice duly given in accordance with Government Code section 65355, this Board conducted public hearings at its Chambers, at Bakersfield, California on December 2 and 3, 1981, and continuing to December 9, 1981, for the purposes of accepting public testimony concerning the Final Draft of the proposed "Year 2000 General Plan," including the maps and text, the written recommendations of the Kern County Planning Department and of the said Planning Advisory Committee, and comments and objections on the Master Environmental Assessment/Master Environmental Impact Report, a copy of each of said documents having been on file at the office of the Clerk of the Board and in the office of the Planning Department at all times between November 2, 1981 and the conclusion of the hearings on December 9, where the same was available for examination by any interested person during regular business hours; and

(m) An opportunity was provided to any and all interested property owners to lodge with the Planning Department written requests for consideration of changes in land use designations shown on said map on December 2, 3 and 9, 1982 at or about the time of the respective hearings and continued hearing before this Board, which requests were serially numbered 1-A through 174 for purposes of identification; and

(n) At the aforementioned hearings testimony was received concerning each such request and the same was duly considered, and on December 9, 1982 this Board referred such requests to the Planning Department for a report and recommendations as to appropriate action thereon; and

(o) On January 27, 1982 the Planning Director presented to this Board the written report of the Planning Staff entitled ("Year 2000 General Plan Adoption Hearing Request Evaluation" (contained in red binder, now on file with the Clerk of this Board), explaining generally the method of analysis followed by the Planning Staff (pages 1-4), and containing an individual analysis of each such special request for change of land-use designations on the proposed map and recommended course of action on each such request (i.e. "approval as requested," "modification and approval as modified," or "denial") (Nos. 1-A through 174; pages 5-351), and setting forth an analysis of each special request

ror additions to or revisions of the policies and other parts of the text of the proposed elements, and the recommendations of the Planning Staff for action thereon (pages 352-399; 420-464), and also containing recommendations concerning a request of Tejon Ranch Company for revisions of proposed findings under sections 15088 and 15089 of the State CEQA Guidelines, and also containing an analysis and recommendations of the Planning Staff on the "Request from Supervisor David Head, 2nd District, re 'Rural Communities (Eastern Kern)', submitted to Staff 12/9/81 for Review and Report" (pages 465-473), and also containing an analysis and recommendations of the Planning concerning application to certain communities of the designation "Specific Plan Required" (Map Code 4.3) on the proposed land-use map and in Appendix D of the proposed text (pages 474-499); and

(p) The Planning Director has this day furnished to this Board the following matters, for purposes of supplementing or correcting the Planning Staff Report dated January 27, 1982 and the same is hereby filed with the Clerk of the Board, namely:

A. Summary of recommended final action of the Board on each requests Nos. 1-A - 174 (herein referred to as Schedule "A");

B. Corrections in Planning Staff Reports appended to file memorandum dated February 4, 1982 and relating to Request No. 88 (Michael O'Dell, for Getty Oil Co.); and appended to file memorandum dated February 11, 1982 and relating to Requests Nos. 36-C and 36-D (Richard Lymp; Nickel, Bowles)

C. Specific plan density schedules and boundary maps for the following specific plans: MacKenzie, Monolith, Neumarkel, Neuralia, Sorrell Peak, Buena Vista Hills and Mayfair.

Section 2. NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. This Board finds that all of the facts recited hereinabove are true.

2. This Board does hereby reject Request No. 88 (Michael O'Dell, for Getty Oil Company), page 122 of Planning Staff Report dated

January 27, 1982, because it is inconsistent with the amendment to the land use element plan approved by this Board by Resolution No. 811396, adopted on June 29, 1981.

3. This Board hereby approves, modifies and approves, or denies, as the case may be, special requests No. 1-A - 174, according to Schedule "A" appended hereto and made a part hereof by this reference.

4. This Board hereby approves, to be incorporated as part of the findings herein after mentioned in paragraph 6 below, all those findings proposed by Tejon Ranch Co., as shown in the Report of the Planning Staff dated January 27, 1982 (pages 401-420), the same to supercede the proposed findings shown in proposed "Environmental Findings of the Master Environmental Assessment/Master Environmental Impact Report," filed with this Board on December 2, 1981 (pages 22-38, and page 52 et seq.).

5. Exclusive of those matters specifically mentioned by this Board in paragraphs 2, 3 and 4 above, this Board does hereby approve and accept all those recommendations of the Planning Staff contained in its report dated January 27, 1982, as supplemented and corrected in the matters furnished to and filed by the Board this date, as mentioned in Recital (p) above.

6. This Board does hereby find and determine that the Master Environmental Assessment/Master Environmental Impact Report (collectively referred to below as the "EIR") is complete and adequate in scope and has been completed in compliance with the Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines and the Kern County Guidelines, and that this Board has fully reviewed and considered the information in said EIR, and the same is declared to be certified in relation to the subject of this Resolution, and does further find and determine that all provisions of CEQA, the State CEQA Guidelines and the Kern County Guidelines have been duly observed in conjuction with consideration of the subject of this Resolution.

7. The proposed "Year 2000 General Plan" is approved herein despite the existence of certain significant environmental effects identified in the "EIR", and this Board hereby makes and adopts the

findings with respect to each thereof set forth in Schedule "B", appended hereto and made a part hereof by this reference, pursuant to Sections 15088 and 15089 of the State CEQA Guidelines (Title 14, California, Administrative Code) and Section 21081 of the Public Resources Code (CEQA), and declares that it considered the evidence described in connection with each such finding in Schedule "B" and that such evidence is substantial and supports each respective finding.

8. This Board does hereby approve a new land use element, open space element and conservation element, as part of the Kern County General Plan, as set forth in the proposed "Year 2000 General Plan" text and maps, subject to the revisions mentioned in paragraphs 2-5 hereinabove, operative on April 15, 1982.

9. Operative on April 15, 1982, this Board does hereby:

(1) Rescind the Kern County General Plan Land Use Element, adopted by Board of Supervisors Resolution 486, June, 1973.

(2) Rescind of Kern County General Plan Open Space and Conservation Element, adopted by Board of Supervisors Resolution 439, June 1972.

(3) Revise the boundary of the Rosedale General Plan, adopted by Board of Supervisors Resolution 527, November, 1980, to coincide with the Rosedale Urban Area boundary established by Kern County Ordinance Code Sections 5900 et seq.

(4) Revise the Sand Canyon Specific Plan boundary, established by Board of Supervisors Resolution 722, November, 1974, to exclude sections 16 through 21, 28 through 33, and those portions south of State Route 58 in sections 34 through 36, all in Township 32 South, Range 34 East, M.D.B.& M. for purposes of including such areas in the Tehachapi Priority Area Map of said "Year 200 General Plan."

(5) Rescind the Bodfish Canyon Specific Plan, adopted by Board of Supervisors Resolution 108, June, 1973.

(6) Rescind of the Tejon Ranch Near Lebec Specific Plan, adopted by Board of Supervisors Resolution 608, August, 1973.

10. This Board hereby finds and determines that the elements contained in said "Year 2000 General Plan" are, with respect to each other and with respect to the other elements of

Kern County General Plan heretofore adopted (excepting those herein rescinded), integrated, internally consistent and compatible, as required by Government Code section 65300.5.

11. The Chairman of the Board of Supervisors is hereby authorized to certify, and the Clerk of the Board is authorized to attest, the Certificate of Adoption appended to the text and maps of the "Year 2000 General Plan."

12. The Clerk of this Board shall transmit copies of this Resolution to the following:

(a) Planning Director

(b) Director of Public Works

(c) County Administrative Officer

(d) Health Officer

(e) Fire Chief

(f) Kern County Water Agency

(g) County Counsel

RNN/ro

COPIES FURNISHED:
Planning Dept.
Dir. Public Works
2/2/82

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FOREWORD

Three of the seven mandated elements of a local jurisdiction's General Plan required by the State of California Government Code are contained in this document and by a series of maps depicting the planning area:

*Land Use Element (Government Code Section 65302(a))
*Open Space Element (Government Code Section 65302(e))
*Conservation Element (Government Code Section 65302(d))

Because of their interrelated and complementary character, these elements have been integrated rather than artificially segregated into separate documents or chapters. The chapter divisions in this document are organized to address in sequential format the chapter introduction, planning assumptions, identified issues, desired goals, plan map provisions, derived policies, and implementation implications.

Four other mandatory, and five optional, Elements are also in effect for Kern County. These Elements, and their adoption dates, are as follows:

*Circulation Element (adopted August 22, 1967)
*Housing Element (adopted May 1, 1972)
*Scenic Highways Element (adopted August 5, 1974)
*Noise Element (adopted June 2, 1975 - updated December 12, 1989)
*Safety Element (adopted January 5, 1976)
*Seismic Safety Element (adopted January 5, 1976)
*Kern County Recreation Element (adopted January 1990)
*Kern River Plan Element (adopted July 22, 1985 - updated November 1988)
*Public Services and Facilities Element (updated March 1990)
*Kern County Energy Element (adopted January 1990)

The Introduction chapter addresses the location and extent of anticipated new development during the planning period, 1981 to 2000; where it should be encouraged or restricted; and the overall pattern of resource management and development which appears most desirable for the County of Kern.

The Introduction chapter is followed by Chapters 1 through 8, which address each General Plan map designation category in the same order as presented on the General Plan Map Legend.

Chapter 9 contains general provisions relating to overall growth and development anticipated.

Implementation recommendations contained in the plan are important indications of programmatic and practical requirements for carrying out the policies presented. These recommendations enable the immediate- and longer-term implications of the policies to be understood clearly.

Adoption of this planning program by Kern County Board of Supervisors Resolution No. 820177 included the following actions:

1. The rescinding of the Kern County General Plan Land Use Element, adopted by Board of Supervisors Resolution 486, June 1973.

2. The rescinding of the Kern County General Plan Open Space and Conservation Element, adopted by Board of Supervisors Resolution 439, June 1972.

3. The revision of the boundary of the Rosedale General Plan Land Use, Open Space, and Conservation Elements, adopted by Board of Supervisors Resolution 527, November 1980, to coincide with the Rosedale Urban Area boundary established by Kern County Ordinance Code Sections 5900, et seq.

4. The revision of the Sand Canyon Specific Plan boundary, established by Board of Supervisors Resolution 722, November 1974.

5. The rescinding of the Bodfish Canyon Specific Plan, adopted by Board of Supervisors Resolution 608, August 1973.

6. The rescinding of the Tejon Ranch Near Lebec Specific Plan, adopted by Board of Supervisors Resolution 608, August 1973.

7. The adoption of the Kern County General Plan Year 2000 Land Use, Open Space, and Conservation Elements and attendant Implementation Program.

8. Adoption of the Year 2000 General Plan Master Environmental Impact Report and Environmental Findings.

Introduction to the Kern County General Plan Text...

INTRODUCTION

WHAT IS A GENERAL PLAN?

In California, state law makes a General Plan the foundation and central feature of the local planning process. Each county and each city is required to prepare, adopt, and maintain a General Plan to govern the physical development of all the land area under its jurisdiction. The purposes which are intended to be served by a General Plan include the following important functions:

The identification of the community's physical development goals, and goals relating to environmental, economic, and other factors.

The definition of policies for maintaining or improving the character of existing developed uses and for guiding the location and nature of future development, in order to ensure that the community's goals are achieved.

The consideration of all aspects of local conditions affecting physical development and change, in order to ensure that problems and opportunities are analyzed and addressed adequately within the context of local, regional, statewide, and national goals and policies.

The provision of information to the citizens of the community about the planning and decision-making process of the local government.

The description of procedures and measures intended to improve the coordination of local government actions affecting the development of the community.

Local planning and land use regulation stem from the two main categories of legal powers granted to counties and cities by the State Constitution: corporate powers and police powers.

Corporate power is the authority to collect revenues (from bonds, fees, taxes, and assessments) and to spend these monies to provide services and facilities (such as roads, water and sewage facilities, parks, etc.). Police power is the authority to regulate citizen behavior (including the use of private property) in order to promote the health, safety, and welfare of the public. Land use planning, zoning, subdivision, and building regulation comprise exercises of the police power. A General Plan in legal and conceptual terms guides the exercise of police power through zoning and subdivision regulation and the exercise of the corporate power through the provision of capital facilities and improvements.

A General Plan is an important legal document and is in fact a type of constitution governing the physical growth and change in the community. No subdivision, parcel map, or rezoning can be approved unless it is found to be consistent with the adopted plan. Public works projects proposed by local government agencies and by special districts must be reviewed by the appropriate local planning agency having jurisdiction over the location involved to determine project conformance with the General Plan. Every special district must, on an annual basis, submit a list of its public works projects for the next fiscal year to the planning agency for review as to their conformity to the adopted General Plan. Activities proposed by privately owned companies under the jurisdiction of the

California Public Utilities Commission should receive similar consideration, although they are subject to different state requirements.

A General Plan is defined as a long-term document by California law. It attempts to identify the character of future conditions and needs as a basis for determining a rational basis for current policy. It also sets long-term policy as the framework within which individual day-to-day decisions can be made in a consistent fashion. The range of General Plans is usually set at 15 to 25 years, although this is not to be viewed as an end-point but as a means of providing a general direction to guide shorter-term decisions. Short-range time frames are also defined as a guide for budget and capital improvement decisions and for zoning and subdivision actions. This aspect of General Plans has become more prominent as the specificity of measures designed to implement the Plan has been given increasing emphasis.

A General Plan is not a static document. It must be reviewed on a regular basis and revised as new information becomes available, or as the requirements or goals of the community evolve and change. Day-to-day decision-making, as well as the requirements of law, demands that the information and projections on which the plan is based must be maintained in an up-to-date and currently valid form.

Under State law, a General Plan must include seven elements: land use, circulation, housing, conservation, open space, noise, and safety. Requirements specified for these elements result in overlap (e.g., geologic hazards are mentioned more than once), and the importance of each element or topic varies among communities. A number of other topic areas can be included in a General Plan at the community's option, and may include parks and recreation, energy, historic preservation, and other subjects. A General Plan must also "comprise an integrated, internally consistent and compatible statement of policies for the adopting agency" (Government Code Section 65300.5). This implies that all elements have equal importance, and any conflicts between elements in terms of goals, objectives, policies, principles, standards or plan proposals must be resolved within the plan itself. The programs defined for carrying out the plan must also be consistent with and follow logically from the plan's goals and policies.

It is stipulated that a General Plan "shall consist of a statement of development policies and shall include a diagram or diagrams and text" (Government Code Section 65302). The text and diagrams must also be consistent among and within elements. When a new element is adopted or a part of it amended, the rest of the plan must be changed to eliminate any inconsistencies that may be created.

Without such consistency in all of these connections, a General Plan will not be effective, and confused rather than clearly defined intentions will be expressed. Not only will this have adverse effects on individuals, landowners, and businessmen by creating a climate of uncertainty that limits their own decision-making abilities, it can also make the local government agency vulnerable to litigation. A General Plan should be explicit, clear, equitable, and set a rational and consistent framework for future public and private development actions and decisions.

THE CHARACTER OF THE TEXT

This document, comprising the Land Use, Open Space, and Conservation Elements of the Year 2000 General Plan, is a composite of many policies, programs and intended actions to govern the future physical development of the 6,250-square-mile unincorporated area of Kern County, except for the Metropolitan Bakersfield 2010 General Plan. The policies are designed to preserve and enhance existing development and to provide for orderly and appropriate new development to meet the needs of the area over the next 20 years. Although the plan covers the period from 1981 to 2000, the emphasis is upon actions which should be taken in the more immediate future.

Open Space and Conservation Elements are required components of a General Plan under state law. In recognition of their related content, these two elements are frequently combined to effect a more useful and integrated resource management plan. The purpose of this is to provide information, analysis, planning methods, and programs needed to promote intelligent utilization of natural resources as well as to allocate responsible use and conservation of open-space lands required for outdoor recreation, public health and safety, extraction of natural resources, and protection of aesthetic quality.

Combining the Land Use Element with the Open Space and Conservation Elements recognizes the inverse relationships between the development-oriented goals of the first and the resource management-oriented goals of the latter two elements. This relationship, when treated by combined elements, produces complementary goals, policies, and objectives. Combining these elements into a single document eliminates repetition and ensures plan consistency. For the purpose of this General Plan, further reference to the Land Use, Open Space, and Conservation Elements shall be considered as one element of the plan.

This plan recognizes the property rights of individuals and attempts to balance these rights with the County's responsibility for promoting the health, safety, and welfare of the public at large.

Public review and comment were sought throughout the Year 2000 General Plan program process. The first step, Countywide publication of an informational newspaper insert, took place in September 1980. A series of public meetings was held throughout the County in November 1980, to review the initial Sketch Plans, and a second series of meetings in March-April 1980, provided a similar opportunity to review the Preliminary Draft General Plan. General comments, property owner requests, and interest group concerns had a role in shaping the plan.

A Special Planning Advisory Committee for the Year 2000 General Plan conducted hearings to obtain public testimony and concerns. This Special Planning Advisory Committee conducted six widely advertised continued hearings and two additional deliberation sessions. The Special Committee heard approximately 36 hours of public testimony with regard to the Draft Master Environmental Impact Report (DMEIR), Final Draft General Plan text, and each of the seven Final Draft General Plan maps.

Several criteria were applied in the preparation of the General Plan which served to distinguish it from many other General Plans. First, it was recognized that, to be effective, the plan text should be prepared in a form which would readily permit supplementation and amendment. It is hoped that the loose-leaf format and the presentation on a chapter-by-chapter basis will serve this purpose. Second,

to enable the Plan text to be capable of adoption and execution as a legislative document, every effort was made to limit its narrative content and to make it concise, focusing only on the issues addressed, the goals that have been defined, the policies to be followed, and the implementation efforts these imply or require. Third, the policies were formulated from the standpoint of what appeared to be achievable and feasible, in the relatively short-term future. While this may have diminished the visionary or utopian character of the Plan to some extent, it appeared less acceptable to set planning objectives or policies which could not be implemented from a practical standpoint or which had only a decorative purpose.

If any section, subsection, paragraph, sentence, clause, or phrase of this chapter is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The Board of Supervisors hereby declares that it would have passed this chapter, and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any or one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

GENERAL PLAN MAPS

The General Plan maps indicate the type, intensity, and distribution of land use throughout the majority of the unincorporated portion of the County. Territories within cities or under state or federal jurisdiction are given only cursory treatment because these government entities exercise land use controls within their jurisdictions that are distinct from those of Kern County.

The General Plan maps contain seven main categories of land use designations and indicate appropriate areas for each of them. One additional major category designating physical hazards and constraints is included. This category is used in an "overlay" fashion and is never used as a primary land use designation. The land use designations used in the General Plan are listed in Figure 1. Peferences are provided to indicate the chapters of this text in which each designation is described in greater detail and relevant policies and implementation measures presented.

The areas within which General Plan designations of land use are indicated exclude nonjurisdictional lands (i.e., state and federal land - Map Code 1.1; and Incorporated Cities - Map Code 1.2) and also exclude areas for which County Plans have already been prepared and adopted (i.e., Accepted County Plan Area - Map Code 4.1). These three types of areas are identified on the General Plan maps, but the specific character, type, and intensity of existing or future use in these areas is not illustrated.

The designations are indicated on a countywide map at a scale of 1:100,000 (equivalent to 1" = approximately 1.6 miles) for all of the unincorporated area addressed, except for seven areas of the county, termed Priority Areas, in which the pattern and intensity of existing or anticipated development demanded attention at a larger scale. In these areas, listed below, the designations were mapped at a scale of 1:24,000 (1" = approximately 0.4 mile).

The Priority Areas defined and mapped in this fashion are as follows: (Revised 7/25/91)

Isabella Priority Area: The areas of Lake Isabella, Kern River Valley, and Greenhorn Mountain.

Ridgecrest Priority Area: The area depicting almost all of the Indian Wells Valley.

Mojave Priority Area: The area including the community of Mojave and the Fremont Valley.

Tehachapi Priority Area: The area situated generally south of Keene to Tehachapi Mountain, and Stallion Springs east to Sand Canyon.

Frazier Park Priority Area: The area generally west of Interstate 5 immediately north of the County's southern boundary.

Taft Priority Area: The areas of Taft, Maricopa, Elk Hills Petroleum Reserve and West Buena Vista Lake Bed.

The significant variations in terrain, climate, geographic and environmental factors that are evident in Kern County were recognized in the General Plan maps by the definition of three regions, in which different standards and approaches to physical development were considered appropriate. These regions are illustrated in Figure 2 and are as follows:

Valley Region: The southern San Joaquin Valley below an elevation of 1000 feet mean sea level (MSL).

Mountain Region: The westernmost and central portion of the County above the 1000 foot MSL contour, and including the southernmost portion of the County.

Desert Region: The eastern section of the County, east of the primary alignment of the Los Angeles Aqueduct.

It is important to note that the General Plan maps cannot reflect the quality and character desired in a particular land use designation except in general terms. The maps do not illustrate every existing exception from one land use category depicted, even though such uses may be recognized as acceptable and "permanent" uses. Thus, the maps indicate the predominant use of land in each area and do not preclude existing or future minor deviations from the overall pattern as may be permitted by the Kern County Zoning Ordinance, Variance, and Modification procedures.

The map scales used generally do not permit precise designations smaller than 2 1/2 acres on the seven 1:24,000 scale "Priority Areas" maps or smaller than 40 acres on the countywide 1:100,000 scale plan map. Because of these limitations, every church, institutional, commercial, or residential use that may exist in areas designated for other uses cannot be shown; nor should it be interpreted as recommending or requiring their removal. In these cases, for the purpose of consistency, approved Kern County Zoning Ordinance districts containing less area than can be reasonably depicted on the General Plan maps are considered fully authorized and consistent zone districts." (Revised 9/19/88)

FIGURE 1. LAND USE DESIGNATIONS

1. NONJURISDICTIONAL LAND
    - 1.1 STATE AND FEDERAL LAND
    - 1.2 INCORPORATED CITIES

2. PHYSICAL CONSTRAINTS OVERLAY
    - 2.1 SEISMIC HAZARD
    - 2.2 LANDSLIDE
    - 2.3 SHALLOW GROUNDWATER
    - 2.4 STEEP SLOPE
    - 2.5 FLOOD HAZARD

3. PUBLIC FACILITIES
    - 3.1 PUBLIC OR PRIVATE RECREATION AREAS
    - 3.2 EDUCATIONAL FACILITIES
    - 3.3 OTHER FACILITIES
    - 3.4 SOLID WASTE FACILITIES
    - 3.5 HAZARDOUS WASTE FACILITIES
    - 3.5.1 HAZARDOUS WASTE TREATMENT FACILITIES
    - 3.5.2 HAZARDOUS WASTE TRANSFER AND STORAGE FACILITIES
    - 3.5.3 HAZARDOUS WASTE INCINERATOR FACILITIES
    - 3.5.4 HAZARDOUS WASTE RESIDUAL REPOSITORY FACILITIES

4. SPECIAL TREATMENT AREAS
    - 4.1 ACCEPTED COUNTY PLAN AREAS
    - 4.2 RURAL COMMUNITY
    - 4.3 SPECIFIC PLAN REQUIRED

5. RESIDENTIAL
    - 5.1 MAXIMUM 29 UNITS/NET ACRE (1502 SQ.FT. SITE AREA/UNIT)
    - 5.2 MAXIMUM 16 UNITS/NET ACRE (2722 SQ.FT. SITE AREA/UNIT)
    - 5.3 MAXIMUM 10 UNITS/NET ACRE (4356 SQ.FT. SITE AREA/UNIT)
    - 5.4 MAXIMUM 4 UNITS/NET ACRE (10,890 SQ.FT. SITE AREA/UNIT)
    - 5.5 MAXIMUM 1 UNIT/NET ACRE (43,560 SQ.FT. SITE AREA/UNIT)
    - 5.6 MINIMUM 2.5 GROSS ACRES/UNIT
    - 5.7 MINIMUM 5 GROSS ACRES/UNIT
    - 5.8 MINIMUM 20 GROSS ACRES/UNIT

6. COMMERCIAL
    - 6.1 MAJOR COMMERCIAL
    - 6.2 GENERAL COMMERCIAL
    - 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL
    - 7.1 LIGHT INDUSTRIAL
    - 7.2 SERVICE INDUSTRIAL
    - 7.3 HEAVY INDUSTRIAL

8. RESOURCE
    - 8.1 INTENSIVE AGRICULTURE (MIN. 20-ACRE PARCEL SIZE)
    - 8.2 RESOURCE RESERVE (MIN. 20-ACRE PARCEL SIZE)
    - 8.3 EXTENSIVE AGRICULTURE (MIN. 80- OR 20-ACRE PARCEL SIZE)
    - 8.4 MINERAL AND PETROLEUM (MIN. 5-ACRE PARCEL SIZE)
    - 8.5 RESOURCE MANAGEMENT (MIN. 20-ACRE PARCEL SIZE)

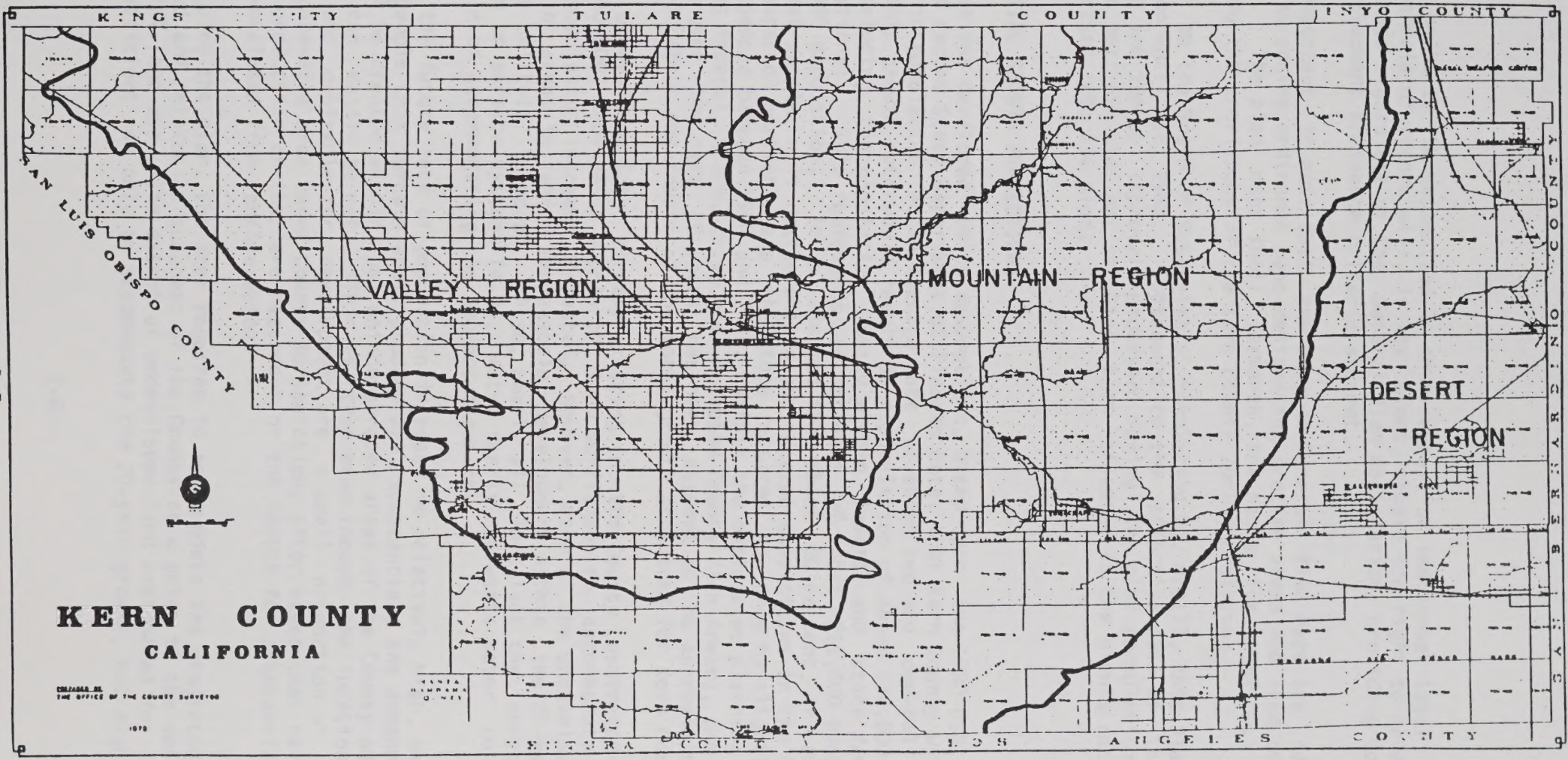


Figure 2
General Plan Regions



A major point to be emphasized is that owners of individual legal residential-zoned parcels of record will, in any event, retain the right to develop a residential use regardless of the General Plan designation, providing County zoning and development ordinance criteria are met.

It is important to note that the adopted General Plan maps are not to be construed as zoning ordinance maps designating precise areas and land use classifications. The plan maps shall serve as the basis for amending, deleting, or enhancing the provisions of the Kern County Zoning Ordinance.

Pursuant to the Board of Supervisors' Resolution No. 820177, this Plan is in full effect on April 15, 1982. Subsequent to the effective date of this plan, all planning and zoning approvals processed during the plan formulation period and adoption hearings that may not have been reflected in the plan's data base were incorporated into the plan.

RESIDENTIAL GROWTH PROJECTIONS

This Plan was developed using assumptions, based upon the 1980 U.S. Census and the most recent State Department of Finance data, that Kern County will continue to grow in population at an average rate of about two and one-half percent per year. This growth rate would result in a population of about 612,000 by the year 2000 (including the population housed within federal and state facilities and installations). This represents an increase of about 211,500 people over the April 1980 population. It is assumed that about 50 percent, or about 105,000 additional people, will reside within the incorporated cities in the County. The unincorporated portions are therefore assumed to grow by slightly more than 106,000 people between 1980 and 2000. Within the designated planning area (i.e., excluding federal, State, city, and Accepted County Plan Areas), the population increase over the next 20 years has been assumed to be approximately 50,000 persons or about one-fourth of the total growth projected for Kern County.

Numerous undeveloped lots already existing in the County (estimated in 1979 to exceed 140,000) provide a supply of land sufficient to accommodate all of the 211,500 population increase projected. However, many of the undeveloped lots are located in areas in which large-scale development within the 20-year planning period is unlikely to occur. Also, nearly all lots lack the necessary infrastructure or service systems (e.g., water supply and waste water collection) to be capable of accommodating the projected growth.

Although the future rate of population increase is relatively high, and the numbers of people this growth would produce are substantial, the demand for space that will be created within the unincorporated areas of the County addressed in the plan can easily be met. This is true even though the locations that are suitable and desirable for development are a small proportion of the overall 6,250-square-mile area under County jurisdiction, after areas that have value for resource production or that are hazardous or too remote for substantial development are excluded from consideration.

In developing the plan, the area required to accommodate the projected growth was calculated and related to subareas of the County as a guide to the designation of residential land use. The extent of undeveloped land designated for residential use is sufficient not only to accommodate the 20-year growth, but also to provide

for a "cushion" that should permit land division activities to continue in the same proportional relationship to actual development as existed previously.

The use of a map development sequence or decision procedure described below and illustrated in Figure 3 gave assurance that areas designated for new residential use were relatively free of natural hazards and would not produce any significant adverse cumulative effect on the County's resource base and were reasonably capable of being provided with required sevices.

THE DECISION PROCEDURE

The decision procedure used in developing the General Plan is illustrated in Figure 3. The procedure enabled land use designations to be based on a coherent, consistent and clearly defined set of criteria. The procedure is consistent with General Plan policies and, during Plan preparation, was applied in a uniform fashion throughout the planning area. The procedure was based upon the concept of guiding future development away from valuable resources and environmental hazards.

The Preliminary Draft General Plan maps were created by using a series of technical maps containing information about the County (oil fields, steep slopes, existing development, etc.). Step by step, following the decision procedure, the data on each map were considered, and ultimately every parcel of land in the County was assigned one of 28 primary land-use designations.

Step I in the decision procedure required that the boundaries of the six Priority Areas be delineated on all plan maps. Following this step, all subsequent steps were executed only on the countywide 1:100,000 map for those areas outside the Priority Areas, and only on the 1:24,000 maps for the Priority Areas themselves. Information and designations were shown for any area either on the 1:100,000 or the 1:24,000 maps, but not on both.

In Step II, nonjurisdictional areas comprising State and federal land ownerships and areas within incorporated cities were delineated and coded. In Step III, the same process was applied to areas within boundaries of Accepted County Plans, and each was identified by a coded designation. (See Appendix B for description of Accepted County Plans.)

In Step IV, compatible designations were applied to existing developed industrial, commercial, and residential land use.

In Step V, designations were applied to areas which had received an official commitment for their future use, as described in Appendix A, thereby acknowledging their continuing presence in the County.

In Step VI, existing public and private facilities, such as schools, parks, and sanitary landfills were designated.

In Steps VII, VIII, and IX, land containing valuable natural resources, such as oil and mineral deposits, Class I and II soils with surface water available for intensive agriculture, and existing intensive agriculture, were designated accordingly.

Next, in Steps X through XIV, lands subject to various physical hazards were examined in relationship to several characteristics (existing resource uses, Class I, II, or III soil, parcel size, rangesite suitability, public water and sewer availability, county water district status) and designated in one or another category of appropriate use with a coded "constraints overlay" (e.g., 8.3/2.4, meaning Extensive Agriculture with average slope equal to or exceeding 30%).

Steps XV, XVI, and XVII evaluated existing commercial, industrial, and agricultural industrial zoning status and where the zoning classification occurred, appropriate designations were delineated on the plan maps.

At this point, Step XVIII involved evaluation and application of projections of the assumed population distribution for the Year 2000. The growth assumptions were applied as guidelines to allocating the amount of vacant land within each planning region or priority area which would receive new residential designations. Specific locations which were identified "improved" (water and sewer lines, etc.) were given priority in assigning higher density residential designations more typical of urban use. Secondary priority was given to other areas also containing existing public services. In total, nine attributes were evaluated prior to designation of new residential uses.

The attributes were as follows:

1. Nondesignated sites or sites designated resource and free of physical hazard within close proximity of built-up areas.

2. Urban service availability.

3. Public facility serviceability.

4. Concentric density pattern and existing zoning status.

5. Compatible surrounding uses.

6. Contiguous development enhancement.

7. Circulation and public access availability.

8. Existing and potential noise environment.

9. Property owner desired use of site.

Step XIX designated all remaining lands to an appropriate resource category.

By using information from various data base maps developed by staff and applying the decision procedure (Figure 3), areas were defined on the General Plan maps that appeared suitable for development; conversely, areas were identified in which new development appeared to be inappropriate within the 20-year time spectrum of this plan.

As improvements in public service delivery systems are undertaken, such as the expansion of public water or waste-water treatment facilities, areas which at the time of General Plan preparation did not meet the criteria for intensive development may become highly suitable for new urban uses. The impacts of future public works improvements and extensions such as those mentioned above should be assessed as they occur to determine whether any land designations on the General Plan maps require reevaluation.

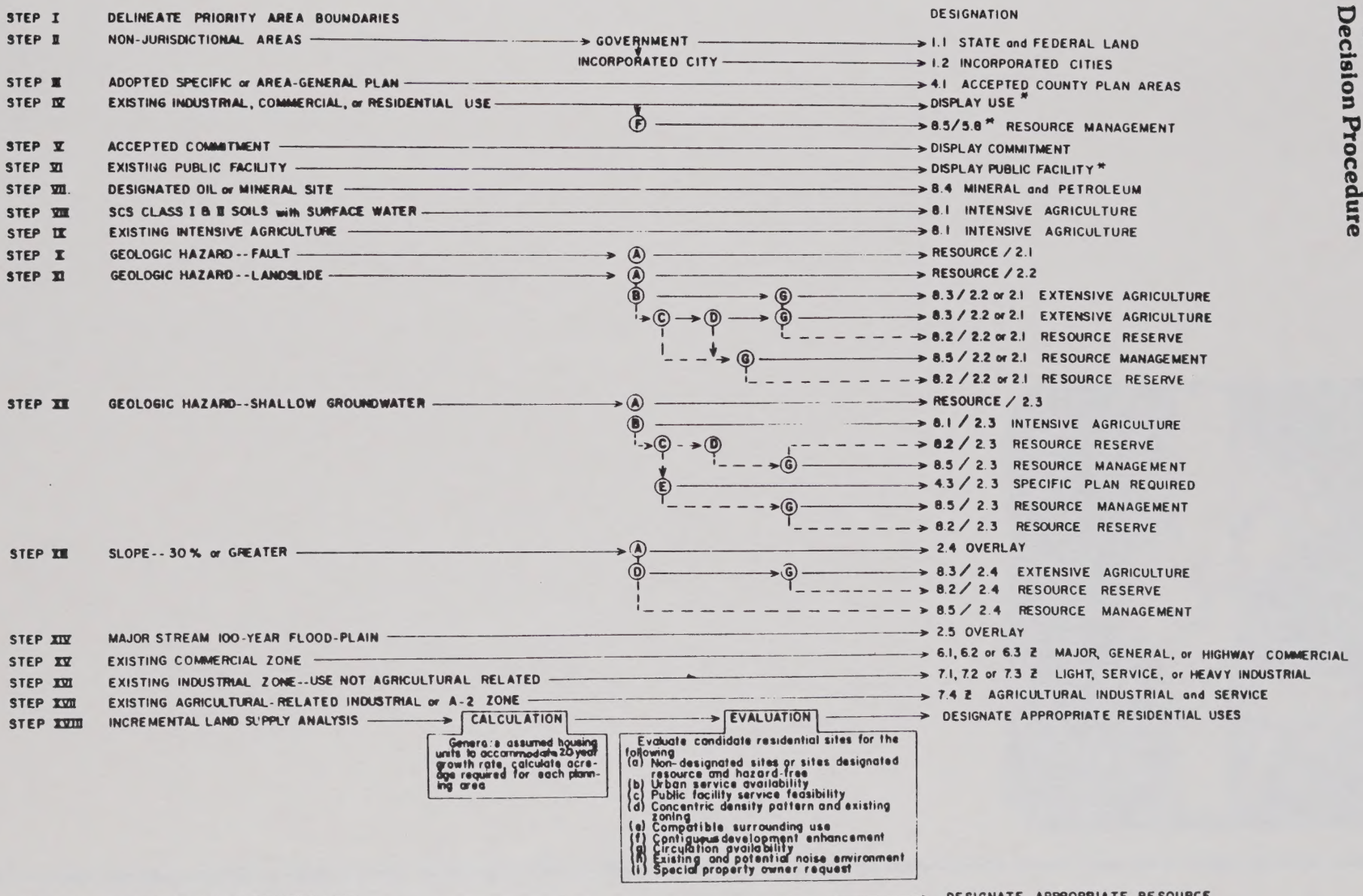
While the extent of new areas of urban and rural development shown on the General Plan may suggest that at least some new public facilities (particularly schools, parks, and recreation areas) will be required, no specific locations were selected.

However, the public service and facility goals and policies were used to select appropriate designations of future use in undeveloped areas lacking resource value and not constrained by the presence of natural hazards. Consideration for urban residential designations was given to areas with existing improvements and public infrastructure, services and facilities, especially water and sewage treatment capacity.

Figure

FINAL DRAFT YEAR 2000 GENERAL PLAN DECISION PROCEDURE

—— YES
– – – NO



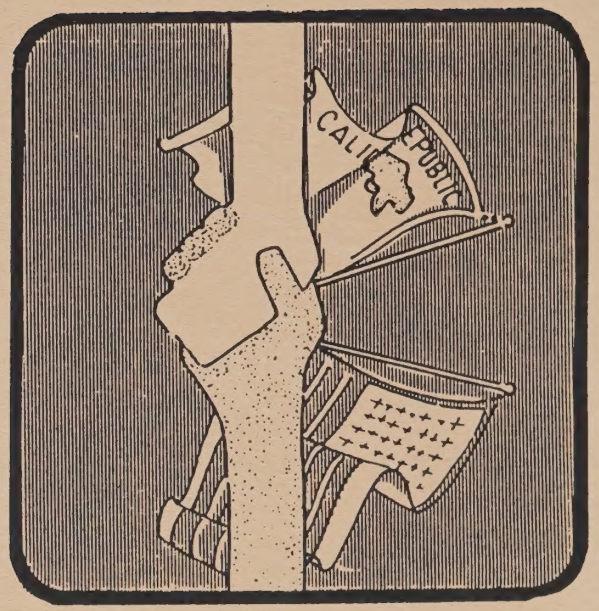
CODE LEGEND

(A) EXISTING RESOURCE USE (B) SCS CLASS I, II, or III SOIL (C) PARCEL SIZE GREATER THAN 10 ACRES
(D) SCS RIVER BASIN SITE or RANGE VEGETATION PRODUCTIVITY GREATER THAN 1/2 TON PER ACRE PER YEAR
(E) PUBLIC WATER & SEWER AVAILABLE (F) EXISTING 20-ACRE RESIDENTIAL USE SURROUNDED by RESOURCE
(G) NOT WITHIN COUNTY WATER DISTRICT

NOTE: OVERLAY DESIGNATIONS COMBINE WITH ALL APPLICABLE AREA DESIGNATIONS

KERN COUNTY PLANNING DEPARTMENT JULY 14, 1981

Figure 3
Decision Procedure



NONJURISDICTIONAL LAND

NONJURISDICTIONAL LAND

Over one million acres, or roughly 1,600 square miles, are not under the direct planning jurisdiction of Kern County. These lands include incorporated cities, state lands, and large holdings administered by a variety of federal agencies.

ASSUMPTIONS: NONJURISDICTIONAL LAND

Federal land ownership will remain relatively unchanged during the 20-year planning period. The majority of these lands will continue to be managed for multiple uses under the jurisdiction of the U.S. Forest Service or the Bureau of Land Management. Large federal holdings for military reservations will continue to be managed for more restrictive military missions. State-owned lands should remain relatively unchanged in the future. Incorporated cities will continue to expand through annexation to accommodate the anticipated 100,000 population growth within them during the planning period.

ISSUES: NONJURISDICTIONAL LAND

A potential for land use conflict is created when jurisdictional boundaries are the source of differentiation of uses. This often occurs, for example, where urban growth is taking place on the fringe of an incorporated city. A similar situation could occur on the periphery of a state wildlife refuge or a military reservation. Other significant conflicts can occur with regard to resource uses or mineral production, livestock grazing, and outdoor recreation.

GOAL: NONJURISDICTIONAL LAND

To promote harmonious and mutually beneficial uses of land among the various jurisdictions present in Kern County.

MAP PROVISIONS: NONJURISDICTIONAL LAND

The following designations have been applied to portray nonjurisdictional land use status:

State and Federal Land (Map Code 1.1) - applied to all property under the ownership and control of the various state and federal agencies operating in Kern County (military, U.S. Forest Service, Bureau of Land Management, Department of Energy, etc.).

Incorporated Cities (Map Code 1.2) - used to identify the areas of cities within the County, which are responsible for the preparation and maintenance of their own general plans.

POLICIES: NONJURISDICTIONAL LAND

1. Closer coordination and cooperation will be promoted among the County, the incorporated cities and the various special districts where their planning decisions and actions affect more than a single jurisdiction.

2. The County will solicit a city's comments on planning proposals within the city's adopted Sphere of Influence, or within one mile of the city limits, whichever is greater.

3. The County will solicit comments from the military or other federal jurisdictions on projects which are proposed within a peripheral area established by the County after discussions between the agencies involved.

4. Land under state and federal jurisdiction will be considered as land designated for "Resource Management" (see Chapter 8) on the General Plan Map.

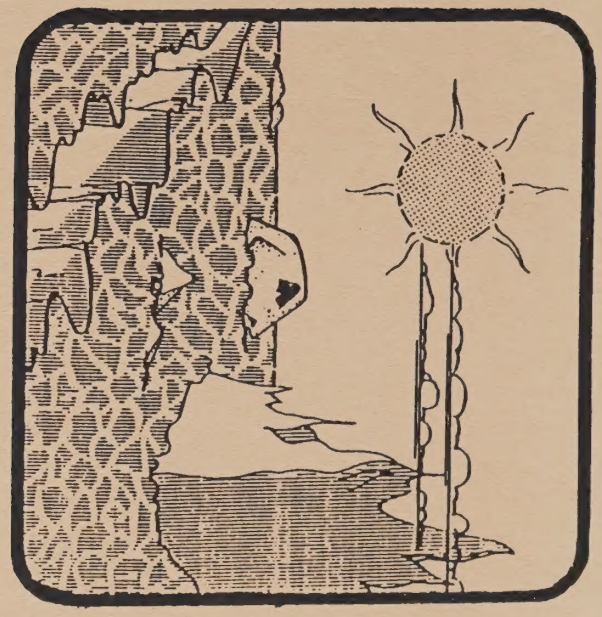
IMPLEMENTATION: NONJURISDICTIONAL LAND

A. Develop a procedure to assure that the County, the incorporated cities, and the various special districts refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation. Comments and discussion should occur if requested by the affected jurisdiction(s).

B. Request that proposed revisions to or amendments of a city's general plan in either the affected fringe area or adopted Sphere of Influence be reviewed by County Planning Staff before final action is taken.

C. Establish a "Review Area" around each state, military, or other federal jurisdiction. Review development proposals or proposed general plan amendments and revisions within the established area with the appropriate agency.

D. Classify federal and state lands in a zoning category which is consistent with a Resource Management category (see Chapter 8).



PHYSICAL CONSTRAINTS

PHYSICAL CONSTRAINTS

The presence of negative environmental or physical attributes can place constraints on development. Examples of these hazards include earthquake fault zones, unstable slopes, shallow groundwater, steep slopes, and flood hazard areas. If development is permitted to occur in natural hazard areas, it can incur both social costs (e.g., loss of life and/or property) and public costs (e.g., emergency flood relief).

ASSUMPTIONS: PHYSICAL CONSTRAINTS

Natural hazards are a long-term constraint on many developed uses of land. Throughout the County, sufficient land that is free from natural hazards is available for such uses without incurring the risk associated with development in hazardous areas.

ISSUES: PHYSICAL CONSTRAINTS

Over the years, development has occurred in areas that have a variety of natural hazards. Expansion pressures in some existing communities would site new development in areas that are now known to have documented hazardous conditions. In a few instances, entire communities are located in areas of significant natural hazards. The extent to which natural hazards can be mitigated is frequently debated, thus further complicating the issue of development in hazardous areas.

GOAL: PHYSICAL CONSTRAINTS

To strive to prevent loss of life, reduce personal injuries and property damage, minimize economic and social diseconomies resulting from natural disaster by directing development to areas which are not hazardous.

MAP PROVISIONS: PHYSICAL CONSTRAINTS

A combining overlay designation denoting physical constraints is applied to the hazardous areas comprised of fault zones, landslides, shallow groundwater, steep slopes, and flood hazard areas. The plan maps are coded to reflect the particular physical constraint which exists in an area. Where more than one constraint exists, the code for the lowest number on the list below is given.

Seismic Hazard (Map Code 2.1) - Alquist-Priolo Special Study Zone and other recently active fault zones.

Landslide (Map Code 2.2) - Areas of downslope ground movement identified on the Kern County Seismic Hazard Atlas.

Shallow Groundwater (Map Code 2.3) - Groundwater within 15 feet of the land surface is delineated on the Kern County Seismic Hazard Atlas.

Steep Slope (Map Code 2.4) Land with an average slope of 30% or steeper.

Flood Hazard (Map Code 2.5) Special Flood Hazard Area (Zone "A"), as identified on the Flood Hazard Boundary Maps of the U.S. Department of Housing and Urban Development (June 28, 1978), and supplemented by floodplain delineating maps that have been approved by the Kern County Water Agency or Kern County Public Works Department. The Flood Hazard Boundary Maps will be superseded by maps presently being prepared under the Federal Flood Insurance Administration Rate Map Study Program.

POLICIES: PHYSICAL CONSTRAINTS

1. Kern County will not permit new developments to be sited on land which is environmentally unsound to support such development.

2. Development will not be allowed in natural hazard areas pending the adoption of ordinances which establish conditions, criteria, and standards in order to minimize risk to life and property posed by those risks.

3. Zoning and other land use controls will be used to regulate and, in some instances, to prohibit development in hazardous areas.

4. Special requirements will be applied to new housing within recently active fault zones.

5. New residential uses in fault zones will be limited to single-family housing units.

6. New development will not be permitted in areas of landslide or slope instability as designated in the Safety and Seismic Safety Element of the General Plan, and as mapped on the Kern County Seismic Hazard Atlas.

7. New development will not be sited in areas of shallow groundwater.

Note: Original Policy 8 deleted 12-11-89; remaining renumbered.

8. Regardless of percentage of slope, development on hillsides will be sited in the least obtrusive fashion, thereby minimizing the extent of topographic alteration required.

9. Development proposed in areas with steep slopes will be reviewed for conformity to the adopted Hillside Development Ordinance to ensure that appropriate stability, drainage, and sewage treatment will result.

10. The County will allow lands which are within flood hazard areas, other than established designated floodways, to develop in accordance with the General Plan, if mitigative measures are incorporated so as to ensure that the proposed development will not be hazardous, within the requirements of the Safety and Seismic Safety Element of the Kern County General Plan.

11. The County will allow lands which are within flood hazard areas, other than established designated floodways, to develop in accordance with the General Plan, if mitigative measures are incorporated so as to ensure that the proposed development will not be hazardous, increase flood depths or velocities downstream, or cause water quality to deteriorate. Permanent development, or any other development that would increase flood depths or velocities, shall be prohibited in areas within established, designated floodways and/or floodplain primary zones.

12. Designated flood channels and water courses, such as creeks, gullies, and riverbeds, will be preserved as resource management areas or, in the case of urban areas, as linear parks.

13. New development will be required to demonstrate the availability of adequate fire protection and suppression facilities.

14. Kern County will evaluate the potential noise impacts of any development-siting action which it takes or of any applications it acts upon that could significantly alter noise levels in the community and will require mitigative measures where significant adverse effects are identified.

15. The air quality effects of proposed land use will be considered when revising the General Plan, preparing Specific Plans, and evaluating development proposals.

16. Kern County will disapprove projects found to have significant and unmitigable adverse effects on air quality.

IMPLEMENTATION: PHYSICAL CONSTRAINTS

A. Adopt requirements and procedures in zoning, subdivision, and site development regulations and building criteria for Seismic Hazard designated areas. Include the following in these requirements and procedures:

   (i) The preparation of special geologic and seismic studies consistent with the requirements of the Safety and Seismic Safety Element of the Kern County General Plan.

   (ii) The following specific and detailed criteria shall apply within special studies zones and shall be included in any planning program, ordinances, rules and regulations adopted by cities and counties pursuant to said SPECIAL STUDIES ZONES ACT (PRC Div. 4, Part 2). If the precise location of a fault trace cannot be established, or a portion of an active fault trace is depicted as "inferred" on the Kern County Seismic Hazard Atlas, require a setback of 100 feet from the appropriate location depicted:

      (1) No structure for human occupancy, public or private, shall be permitted to be placed across the trace of an active fault. Furthermore, the area within fifty (50) feet of an active fault shall be assumed to be underlain by active branches of that fault unless and until proven otherwise by an appropriate geologic in-

vestigation and submission of a report by a geologist registered in the State of California. This 50-foot standard is intended to represent minimum criteria only for all structures. Certain essential or critical structures, such as high-rise buildings, hospitals, and schools should be subject to more restrictive criteria at the discretion of the Board of Supervisors.

(2) Application for a development permit for any project (as defined in Section 2621.6) within a special studies zone shall be accompanied by a geologic report prepared by a geologist registered in the State of California and directed to the problem of potential surface fault displacement through the project site, unless such report is waived pursuant to Section 2623.

(3) One (1) copy of all such geologic reports shall be filed with the State Geologist within thirty days following acceptance. The State Gelogist shall place such reports on open file.

(4) A geologist registered in the State of California, within or retained by the county, must evaluate the geologic reports required herein and advise the Kern County Planning Agency of his findings.

(5) Comprehensive geologic and engineering studies should be required for any "critical" or "essential" structure as previously defined whether or not it is located within a special studies zone.

(6) In accordance with Section 2625 of the Public Resources Code, each applicant for approval of a project within a delineated special studies zone may be charged a reasonable fee by the county.

(7) As used herein, the following definitions apply:

(a) A "project" includes any structure for human occupancy or new real estate development as defined under Section 2621.6 of the Public Resource Code.

(b) A "structure for human occupancy" is one that is regularly, habitually, or primarily occupied by humans; excluding therefrom freeways, roadways, bridges, railways, airport runways, and tunnels. The excluded transportation structures should be sited and designed with due consideration to the hazard of surface faulting. Mobilehomes, whose body width exceeds eight (8) feet, are considered as structures for human occupancy.

(c) A "new real estate development" is defined as any new development of real property which contemplates the eventual construction of "structures for human occupancy."

B. Require an acoustical report in accordance with Title 25 of the Administrative Code to be prepared whenever urban density residential development is proposed in areas where the ambient noise levels exceed 65 dB(A) (L_{dn}).

C. Develop and maintain, in conjunction with the Kern County Air Pollution Control District, an air quality data base map of appropriate scale and detail to provide criteria for environmental assessment of proposed development projects.

D. Ensure that proposed development projects demonstrate a high degree of compatibility with any threatened or endangered species habitat they may affect.

E. Comply with the Colbey-Alquist Floodplain Management Act in regulating land use within designated floodplains.

F. Until the revised Federal Insurance Administration (FIA) Rate Maps have been completed, use the FIA Flood Hazard Boundary Maps (June 28, 1978), as supplemented by the floodplain delineation maps that have been approved by the Kern County Water Agency or Kern County Public Works Department, to determine the location of the special flood hazard areas (Zone "A"). Revise the General Plan maps to reflect new information that may be reflected on any revised map.

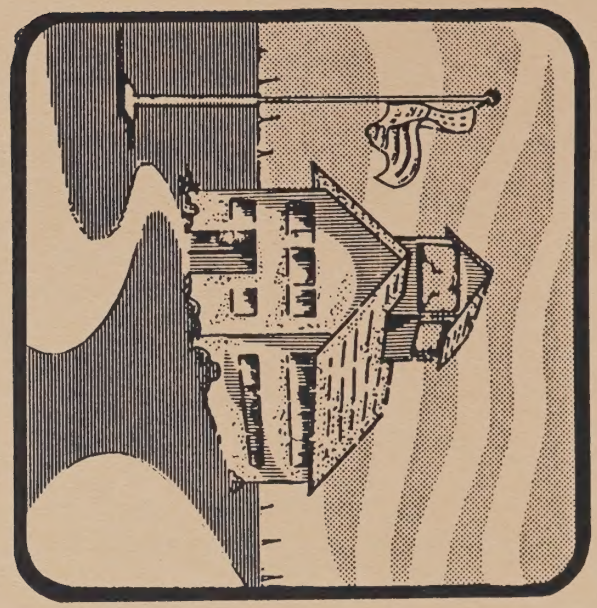
G. Identify areas in which the Kern County Public Works Department or the Kern County Water Agency should initiate studies for flood hazard where studies have not previously been made and for which development by the Year 2000 can reasonably be projected.

H. Establish a Hillside Development Program to govern development in areas of steep slopes. Only low intensity or clustered higher intensity residential development will be allowed in accordance with strict grading, siting, and design standards, coupled with overall density requirements. Development applications will not be accepted until the Hillside Development Ordinance has been adopted.

I. Review and revise the County's existing grading ordinance to ensure that its standards minimize permitted topographic alteration.

J. Review and revise the County's Noise Element, and update maps showing areas in the County having noise levels exceeding 60 dB(A) (L_{dn}).

K. Cooperate with the Kern County Water Agency to classify lands in the County overlying groundwater according to groundwater quantity and quality limitations.



PUBLIC FACILITIES

PUBLIC FACILITIES

This chapter addresses Kern County's responsibility to provide adequate public services and facilities to its residents. Public services are defined as governmental services including police and fire protection, health care, recreation and education programs which the County provides, or for the provision of which the County gives support or encouragement. Public facilities are defined as the basic physical structures and infrastructure including roads, water distribution and storage systems, sewage collection and treatment facilities, and flood control and storm drainage systems.

** Please refer to Appendix H of this Plan for all issues, goals, policies, implementation measures, and other information regarding Kern County Hazardous Waste Management.

ASSUMPTIONS: PUBLIC FACILITIES

As development occurs, the public will demand certain levels of public services. These levels may, however, vary from region to region within the County. Public funds available to provide such services can be anticipated to be significantly less than adequate to meet all public service needs. As a result, it can be anticipated that there will be an increase in the provision of public facilities through the use of private capital and user fees.

ISSUES: PUBLIC FACILITIES

The economical and efficient delivery of public services is one of the main purposes and benefits of effective land use planning. Kern County as a whole, as well as the numerous special districts, the incorporated cities, and the many school districts within the County, is faced with fiscal constraints and continuing inflationary trends. In some portions of the County, and for some countywide services, the costs of providing the services are exceeding traditional sources of revenue available to finance them. As a result, levels of service are reduced and public facilities deteriorate.

The new residential, industrial, and commercial land uses indicated on the General Plan Map will demand the provision of public services and facilities. In several areas, major public service or facility deficiencies already exist. Projected growth will add to this problem and may create new problems in other areas as well. Locating adequate sites for public facilities will become more difficult as incompatible uses compete for increasingly limited and expensive sites suitable for public facilities.

GOAL: PUBLIC FACILITIES

Provide public services and facilities of adequate types and capacities to the residents and businesses of Kern County in an

efficient and economical manner. Review proposals for new urban development and land use change in relation to required services. Promote a community-centered urban growth pattern in areas where adequate public service infrastructure exists or can be provided. Distribute the cost of new services or facilities equitably among the beneficiaries.

MAP PROVISIONS: PUBLIC FACILITIES

Parks and Recreation Areas (Map Code 3.1) - existing public and private recreation facilities and park areas the purpose of this designation is to provide a wide variety of facilities to serve the many recreational interests of County residents.

Permitted uses shall include, but are not limited to, the following:

Primary: Public and private parks containing facilities for day use, hiking, camping, walking, picnicking, riding, and other recreational activities.

Compatible: Both public and private recreational facilities, such as golf courses and swimming and tennis clubs. More intense recreational development, such as amusement parks and large, indoor recreation complexes, will be classified as commercial.

Educational Facilities (Map Code 3.2) - existing public and private educational facilities.

Permitted uses include, but are not limited to, the following:

Primary: Public and private educational facilities of all levels, including higher education institutions.

Compatible: Some recreational facilities, such as neighborhood parks.

Other Facilities (Map Code 3.3) - existing facilities used for public or semi-public services.

Permitted uses include, but are not limited to, the following:

Primary: Airports, sewer farms and treatment plants, water spreading areas, government offices, libraries, police and fire stations, hospitals, churches, utility plants, pumping stations, and transmission lines.

Compatible: Oil and Mineral exploration.

Solid Waste Facilities (Map Code 3.4) - existing or planned public, semipublic, or private solid waste facilities.

Permitted uses include, but are not limited to, the following:

Primary: Sanitary landfills, large-volume transfer stations, waste-to-energy facilities, and nonhazardous oily waste disposal fields.

Compatible: Small-volume transfer stations and septage disposal fields.

Hazardous Waste Treatment Facilities (Map Code 3.5.1)

Please refer to Appendix H of this Plan for all issues, goals, policies, implementation measures, and other information regarding Kern County Hazardous Waste Management.

Hazardous Waste Transfer and Storage Facilities (Map Code 3.5.2)

Please refer to Appendix H of this Plan for all issues, goals, policies, implementation measures, and other information regarding Kern County Hazardous Waste Management.

Hazardous Waste Incinerator Facilities (Map Code 3.5.3)

Please refer to Appendix H of this Plan for all issues, goals, policies, implementation measures, and other information regarding Kern County Hazardous Waste Management.

Hazardous Waste Residuals Repository Facilities (Map Code 3.5.4)

Please refer to Appendix H of this Plan for all issues, goals, policies, implementation measures, and other information regarding Kern County Hazardous Waste Management.

POLICIES: PUBLIC FACILITIES

1. The efficient and cost effective delivery of public services and facilities will be promoted by designating areas for urban development which occur within or adjacent to areas with adequate public service and facility capacity.

2. Master plans for sewer and water delivery systems will be prepared for areas undergoing rapid urban growth.

3. The installation of public sewage systems will be encouraged in existing communities which are experiencing repeated septic system failures.

4. New development will be required to pay its proportional share of the local costs of infrastructure improvements required to service such development as well as ongoing operating and maintenance costs. Infrastructure costs will be estimated on a dwelling unit equivalency basis and levied at the time of approval of the Final Map.

5. The County will encourage the development of a balanced and

cost effective transportation and circulation system by promoting higher density clustered uses in and around existing community centers, and by requiring compact development patterns. This will ensure that maximum efficiency and use are derived from investment in existing public facilities to minimize the future burden on local funding sources.

6. The provision of parks and recreational facilities of varying size, function and location to serve County residents will be encouraged. Special attention will be directed to providing linear parks along creeks, rivers, and stream-beds in urban areas.

7. Developers of new residential subdivisions will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities which directly serve the needs of the subdivision.

8. In evaluating a development application, Kern County will consider both its physical and fiscal impact on the local school district. If it is found that the district involved will, as a result, require additional facilities or incur costs requiring additional local revenues, the development project will be required as a condition of approval to contribute funds to the district for the costs directly attributable to the project.

9. Environmentally safe locations for the disposal of waste will be assured by locating sites for solid waste facilities in areas having appropriate soils, geology, groundwater, hydrology, and transportation access and which are surrounded by compatible land uses.

10. A location designated as a site for a solid waste facility shall be protected from residential and other urban development encroachments by restricting such development within one-half mile of the site.

11. Operation of any solid waste facility shall comply with standards provided by the Kern County Solid Waste Management Plan.

IMPLEMENTATION: PUBLIC FACILITIES

A. Prepare a Five-Year Capital Improvement Program (CIP) consistent with the General Plan, listing the necessary improvements to Kern County's public services and facilities in collaboration with key service providing agencies and the County Administrative Office as a first step towards the preparation of a long-term Public Services Plan for Kern County. This Plan would address the projected demand for public services throughout the County in comparison with projected revenues and identify long-term financial trends for the major public service providers. The CIP and Plan can

assure compliance with the provisions of Government Code Sections 65401 and 65402, which require review of all capital facility decisions for consistency with the General Plan.

B. Amend the County's EIR Guidelines to include consideration of fiscal impacts of development proposals, so that the character and extent of possible public service or facility deficiencies can be identified during the course of the normal project review process.

C. Identify any major public service or facility problems or deficiencies during the normal subdivision and parcel map review and approval process, and thereby ensure that compliance is achieved with the provisions of Government Code Sections 66473.5, 66474, and 66479, which require that subdivision and parcel map approvals be consistent with the General Plan.

D. Develop sewer and water master plans in areas where these services are lacking or deficient and in areas where urban development exists or is designated. Seek non-local sources of funding for implementing the capital improvement plans.

E. Determine the local cost of facility and infrastructure improvements and expansion which are necessitated by new development of any type and prepare a schedule of charges to be levied on the developer at the time of approval of the Final Map.

F. Revise and update the County's Circulation Element of the Kern Plan in a form consistent with the Land Use, Open Space, and Conservation Elements of the Year 2000 General Plan, as adopted, and the transportation implications therein. Review the countywide circulation system in terms of land use and settlement patterns, considerations of energy consumption, and the fiscal implications of roadway maintenance.

G. Develop a Public Services and Facilities Element for the Kern County General Plan. That element should incorporate the existing Park and Recreation Element so as to provide a complete set of principles, standards, and criteria for the provision of public facilities and infrastructure.

H. Whenever possible, acquire future park sites prior to the urbanization or development of areas designated on the General Plan Map in order to conserve park acquisition funds. These sites may be leased for agricultural or other appropriate uses until park development is required and programmed.

I. Adopt an ordinance under the statutory authority of Government Code Section 66477, which enables local governments to require as a condition of subdivision or parcel map approval the dedication of land or a payment of fees for park and recreational purposes if the park and recreation facilities

are consistent with the adopted provisions of the General Plan.

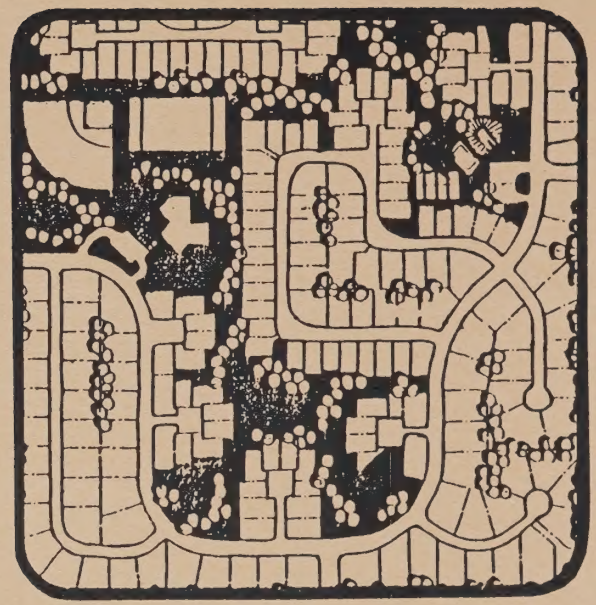
J. Ensure that the Superintendent of Schools and the respective school boards are informed of development proposals and are afforded the opportunity of evaluating their potential effect on the physical capacity of school facilities and their fiscal impact on locally originating revenue requirements. Their reports on these impacts should be available in a timely fashion prior to final consideration and action by Kern County on a development application.

K. Zoning procedures shall be established to prevent sensitive land uses within one-half mile of any proposed or existing sites for a solid waste facility except small-volume transfer stations). Such sensitive land uses shall include schools, hospitals, airports, residential development, and professional businesses (commercial).

L. Each adopted site for a solid waste facility shall be depicted on the plan map, and the site shall also be shown on a map in Appendix G, delineating the boundaries of the facility, map code provisions within one-half mile of the facility's boundary, and existing permanent dwelling units within 1,200 feet of the facility's boundary.

M. Conditional use permits shall be required for solid waste facilities to establish the standards and conditions necessary to protect the public's health and safety, and to protect characteristics associated with diverse communities and regions of Kern County.

N. Any conditional use permit issued authorizing the establishment of a solid waste facility shall reflect the type of facility, as depicted in Appendix G, for that particular solid waste facility.



SPECIAL TREATMENT AREAS

4

SPECIAL TREATMENT AREAS

Within Kern County there are areas for which areawide or specific land use plans have been prepared and approved. There are also numerous small, rural settlements which the plan addresses as Rural Communities, for which treatment in a countywide general plan presents problems of scale and intensity. Other areas have been identified in the process of preparing the general plan which have, or have the potential for, a level of complexity beyond that appropriate for a general plan and for which the specific plan appears to be a more appropriate tool.

ASSUMPTIONS: SPECIAL TREATMENT AREAS

Localized issues, problems, and opportunities will continue to require specific, individualized treatment to ensure that solutions to problems or realization of opportunities is reflective of the needs of local residents. The size and complexity of Kern County forces a recognition of localized needs. Use of area and specific plans will continue as basic tools under State law for addressing local needs.

ISSUES: SPECIAL TREATMENT AREAS

Specific plans have been prepared in recent years for a number of locations in the County. It would appear to be undesirable and in many ways counterproductive to override decisions made through due process with a more generalized and less detailed general plan. There are also small rural communities located throughout the County which would be impractical to address at a general plan level of detail. The identity and character of these communities could easily be damaged by inappropriate treatment in a general plan. Finally, areas have been identified through analysis of data and by identification during public involvement in the plan preparation process which have the potential for intensified, yet localized, development in the future.

GOAL: SPECIAL TREATMENT AREAS

To recognize the validity of existing specific plan decisions and to identify areas for which similar detailed planning efforts should be undertaken in the future so as to best meet the needs and concerns of local residents.

MAP PROVISIONS: SPECIAL TREATMENT AREAS

Accepted County Plan Areas (Map Code 4.1) - a designation of areas for which specific land use plans have already been prepared and approved. These plans are accepted and incorporated by this reference and the respective land use map associated with each such plan is hereby adopted as the General Plan diagram for each such area. Each plan area is indicated on the General Plan map. See Appendix B for details of Accepted County Plans.

Rural Community (Map Code 4.2) - a designation used to identify settlements in the County that have individual character which, in past plans have been broadly merged with the surrounding countryside. These settlements are recognized as unique communities, each with its own character, special advantages, and problems which should more appropriately be addressed at a specific plan level of detail. See Appendix C for details and maps of Interim Rural Community plans.

Specific Plan Required (Map Code 4.3) - a designation used to identify areas in which large-scale projects are pending which will require detailed site-specific planning. These areas will be subject to special review requirements which may include such criteria as performance standards which would supplement zoning. In situations where growth pressures, mixed land uses, and multiple ownerships exist, the designation will require that the County adopt a specific plan as a part of General Plan implementation. See Appendix D for details of specific plan required policies, plan development guidelines, and staff evaluation criteria.

POLICIES: SPECIAL TREATMENT AREAS

1. The land use diagrams adopted for Special Treatment Areas establish the land use patterns for these areas.

2. Rural communities are historically identifiable small-scale nonurban settlements located in outlying areas of the County which contain a mixture of residential and supportive commercial and other uses serving the community and surrounding rural population. The County will ensure that the unique character of these communities is preserved and enhanced by recognizing the scale, density, size, and composition of development as summarized in Appendix C.

3. The County will require the adoption of a specific plan prior to development approval in areas designated Specific Plan Required on the general plan maps. Until a specific plan is adopted, these areas will have the following interim general plan land use designation:

   (a) Where the entire area designated Specific Plan Required is under single surface rights ownership, the interim designation will be Resource Management, pending the owner's submission of an acceptable plan pursuant to stipulated guidelines found in Appendix D of this plan, and subsequent County adoption of a specific plan.

   (b) In areas designated Specific Plan Required with more than one owner, the interim designations will reflect the existing zoning pattern until the County prepares and adopts a specific plan. The County may require plan proposals and other pertinent information from various property owners in the plan area to help formulate the specific plan. (Appendix D contains a summary of these areas; Appendix E contains a land use zoning consistency matrix to be used for interim plans.)

4. Specific plan guidelines shall be used to ensure adequate consideration of the general plan goals and policies governing development and resource management. (These guidelines are presented in Appendix D.)

5. A public service and facility component will be required to be included in specific plans. This component will not be required in "limited" or "special purpose" specific plans unless public services and facilities are identified for inclusion. The public service and facility analysis shall include:

   (a) A cost and revenue analysis and long-term plan for the provision of services;

   (b) An infrastructure capital improvement plan specifying ongoing operating and maintenance costs and revenues; and

   (c) A financing plan which assumes adequate funding for required capital improvement investments and for ongoing operating and maintenance costs.

IMPLEMENTATION: SPECIAL TREATMENT AREAS

A. Zone the Accepted Plan Areas in a manner which is consistent with their equivalent general plan designation. (Appendix B contains the general plan designations of the respective Accepted County Plans.)

B. Prepare a priority order of development of specific plans for areas designated on the general plan maps as Rural Community using the guidelines contained in Appendices C and D. Until specific plans have been prepared, the Rural Community Plan maps in Appendix C will constitute an interim general plan diagram.A proposed change in zoning not consistent with the interim plan will necessitate the preparation of an appropriate general plan amendment and related specific plan for the entire rural community.

C. Prior to adoption of the proposed Specific Plan, amend the Map Code from 4.2 (Rural Community) to 4.1 (Accepted County Plan) and adopt a "Maximum Allowed Land Uses" table for the Specific Plan through the appropriate General Plan amendment.Adopt the proposed Specific Plan. Rezone the community in accordance with the adopted Specific Plan.

D. Zone areas designated Specific Plan Required which are under single ownership consistent with a Resource Management designation. Retain the existing zoning classifications in areas designated Specific Plan Required which are in multiple ownerships.

E. Define a priority schedule for the preparation and adoption of specific plans for each of the areas designated Rural Community and Specific Plan Required which are in multiple ownerships.

F. As each Special Treatment Area "Specific Plan Required" (Map Code 4.3) has a specific plan adopted pursuant to Government Code Section 65500 et seq., the map provision shall be changed to Map Code 4.1, "Accepted County Plan Area." The "Specific Plan Maximum Allowed Land Use" table for said plan in Appendix D shall be moved to Appendix B. A General Plan amendment shall not be required for compliance with Government Code Section 65450 unless the maximum densities (Map Code Designation) or the project boundary, as delineated on the adopted General Plan map, are changed. Other mandatory

elements (i.e., circulation and housing) may require amendment pursuant to Government Code Sections 65300.5 and 65451.

G. "Limited" or "Special Purpose" specific plans will not require designation to Map Code 4.1, as the underlying land use designation is applicable. The text of said plan shall contain language stating that the plan is consistent with the adopted Elements of the Kern County General Plan and that those Elements are incorporated by reference. No "Specific Plan Maximum Allowed Land Use" table is required for "Limited" or "Special Purpose" specific plans.

H. Portions of Accepted County Plan Areas (Map Code 4.1) classified as "Reserve" or "Undesignated" shall be designated as Resource Management (Map Code 8.5).



RESIDENTIAL

RESIDENTIAL

One objective of the General Plan is, first, to determine in which areas of the County opportunities and provisions for accommodating new residential development should be located; second, to decide how much land should be provided in each area and overall; third, to establish standards for the location of that development to protect the public safety and county interests; and fourth, to designate particular areas which appear suitable for new housing according to those standards.

ASSUMPTIONS: RESIDENTIAL

It has been assumed that the population of Kern County will continue to grow at its current 2-1/2% annual rate of increase over the next 20 years, with increments generated both by a continuing influx of new residents from outside the County and by the natural increase of the population in the area.

New residential development should be relatively hazard free and should not intrude on an economically important natural resource. It should also be reasonably capable of being provided with necessary services.

ISSUES: RESIDENTIAL

A major issue in recent years has been the increase of scattered urban development in the County. This low intensity residential development has made it difficult and expensive to provide necessary public schools, water, sewers, and public safety protection. There is a need to balance the need for new residential development against all the other land use requirements facing the County. This means linking the additional land to be made available for residential uses to the County's actual anticipated growth.

GOAL: RESIDENTIAL

To guide the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand in each area by a comfortable margin, while also ensuring the provision of safe and amenable living environments, and the promotion of efficient and economical use of land.

MAP PROVISIONS: RESIDENTIAL

The General Plan maps distribute residential uses within Kern County according to the following eight density designations. Each density category indicates the maximum density permitted within the designation; however, density may be increased under applicable density bonus programs. The higher density designations are based on "net" site area, which excludes road rights-of-way; larger lot rural designations are expressed in terms of the total, "gross" site area, including rights-of-way and easements.

29 Dwelling Units (DUs)/Net Acre Maximum (Map Code 5.1) - Designed to allow high-density apartments and condominiums in proximity to and within walking distance of urban commercial centers, with a minimum of 1502 square feet of site area per unit, yielding a maximum of 29 units per net acre.

16 DUs/Net Acre Maximum (Map Code 5.2) - Primarily intended for small multiple-family structures, such as duplexes, triplexes, and mobile home parks which require a full array of urban services, with a minimum of 2722 square feet of site area per unit, and yielding a maximum of 16 units per net acre in conformance with PUD ordinance standards.

10 DUs/Net Acre Maximum (Map Code 5.3) - This category is designed to accommodate urban single-family development on lots with a minimum average size of 4,356 square feet (one-tenth of an acre), yielding a maximum of 10 units per net acre in conformance with PUD ordinance standards.

4 DUs/Net Acre Maximum (Map Code 5.4) - This category is designed to accommodate urban single family development on lots with a minimum average size of one-quarter net acre.

1 DU/Net Acre Maximum/Dwelling Unit (Map Code 5.5) - This constitutes a single-family designation with rural service needs in the valley and desert regions, while in the mountain region, residential uses of this density will require urban service provision.

2.5 Gross Acres/DU Maximum (Map Code 5.6) - A rural designation in all planning regions.

5.0 Gross Acres/DU Maximum (Map Code 5.7) - Designated in the rural areas surrounding urban and community centers, characterized by widely separated housing units lacking connections to public water and sewer infrastructure.

20+ Gross Acres/DU Maximum (Map Code 5.8) - Designated in the outlying, less densely settled areas, characterized primarily by part-time agricultural pursuits.

POLICIES: RESIDENTIAL

1. Residential development at urban densities will be permitted only in areas which are reasonably capable of receiving public services, unless soils engineering studies performed at the time of any land division project and approved by the Kern County Health Department, indicate that alternative septic systems, either individual or community design, are equal to or better than a community collection, treatment and disposal system. A density bonus of up to 20 percent shall be allowed for residential development that provides complete public infrastructure improvements, including community water distribution and sewage collection and treatment systems. All land division activities shall reflect these concerns also.

2. The design and siting of new residential development will be required to meet specific standards to ensure compatibility with adjacent land uses.

3. Higher density residential uses will be encouraged in urban areas near community commercial facilities, to realize optimal use of the land.4. Varied approaches to residential development will be actively encouraged and given favorable consideration, in order to foster a variety of housing types and densities and a more efficient use of the land, while preserving the character of individual communities.

5. The County will encourage the clustering of development as a means of preserving open space.

6. The extent, type, and location of new residential development designated by the plan will be in accordance with the goals and objectives of the Countywide Housing Element.

7. The County will encourage development of a variety of housing types and price range.

8. Owners of the individual legal residential-zoned lots of record will, in any event, retain the right to develop a housing unit structure, regardless of the general plan designation, providing County development ordinance criteria are met.

9. Neighborhood scale commercial uses will be permitted in all residential map code designations provided that the commercial site plan review procedure shows such uses to be appropriate and compatible with surrounding uses.

10. For the purposes of this chapter, "density bonus" means a density increase of at least 25 percent over the otherwise allowable residential density under the applicable Zoning Ordinance. The density bonus shall be included when determining the otherwise allowable density permitted by this element. The density bonus shall apply to housing developments consisting of five or more dwelling units.

    A density bonus of 25 percent over the otherwise allowable residential density shall be approved for housing developments consisting of five or more units when such development is proposed in accordance with California Government Code Section 65915 which provides that, besides the density bonus, an additional incentive, or financially equivalent incentive(s) be provided to a developer if he agrees to reserve 20 percent of the total number of units for lower income households, as defined in the Health and Safety Code; or 10 percent of the total units will be provided for very low income households, as defined in the Health and Safety Code; or 50 percent of the total units will be provided for qualifying residents, as defined in Section 51.2 of the Civil Code.

    In conjunction with this density bonus, the County must provide at least one of the following incentives:

    (a) A reduction in site development standards or modification in zoning or design requirements when in excess of State building standards.

    (b) The allowance of mixed use zoning in conjunction with the housing project if other land uses reduce the housing cost.

(c) The provision of other regulatory incentives or concessions resulting in identifiable cost reductions.

Alternatively, the County may provide other incentives of equivalent financial value based upon the land cost per dwelling unit. If applicable, the County may make written findings that additional concessions are not necessary for the affordability of the development.

Nothing in this Section shall preclude the County from taking any additional actions which will aid housing developers to construct housing developments with 25 percent or more of the total units of the housing development for persons and families of low or moderate income. The determination of the means by which the County will comply with this Chapter shall be in the sole discretion of the County; provided that no developer shall be required to enter into an unacceptable agreement as a prerequisite to approval of a housing development.

Policy 10 changed per Board of Supervisors meeting of 12/2/91.

IMPLEMENTATION: RESIDENTIAL

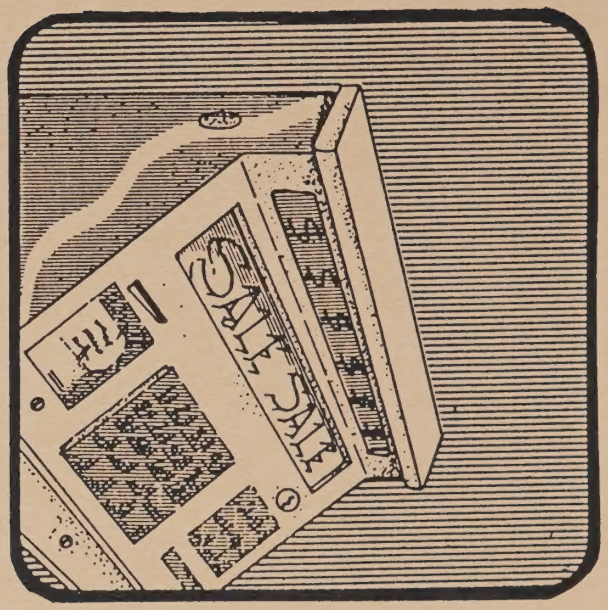
A. Review existing development ordinances and, if necessary, adopt additional standards to ensure that the design and siting of new residential development is compatible with adjacent land uses.

B. Amend the County's zoning maps and residential zoning district regulations to achieve consistency with the General Plan map and residential land use classifications.

C. Adopt regulations to encourage innovative residential development; adopt a Planned Unit Development Ordinance to permit flexible design and siting standards (such as setbacks, yards, building relationships) and to promote clustering as a means of achieving more efficient housing construction and providing larger areas of usable common open space; and establish a system to award density bonuses in return for special design, infrastructure improvements, extra amenities, usable open space, or other developer efforts.

D. Interpret the parcel size standards for each Residential designation as indicating average density requirements. Density averaging provides for development at the mean of the land-use density category in which a subdivision is proposed.

E. The County Health Department shall place higher priority on the keeping and gathering of records showing the incidence of septic tank failures. Prepare and maintain a map (or maps) showing the location of each failure.



COMMERCIAL

COMMERCIAL

This chapter presents background information affecting the future development of commercial activity and the assumptions, issues, goals, policies, implementation needs, and map provisions for commercial uses in the County.

ASSUMPTIONS: COMMERCIAL

Employment in the service industries, including wholesale and retail trade, professional services, and health and social services, will continue to grow at a rate comparable to that which is presently occurring. This will continue in response to growth in the basic industries and increasing number of residents and visitors. Agriculture, mineral and petroleum production, and nonlocal government will continue to represent the basic industries in the County, whereas manufacturing will be a less significant and well-developed sector of the economy. Government employment will continue to be primarily represented by the military population stationed at Edwards Air Force Base near Mojave and at the China Lake Naval Weapons Center near Ridgecrest.

ISSUES: COMMERCIAL

Adequate land areas must be provided for future growth and development of commercial uses. These commercial services must be located so as to best serve the needs of new residential development as well as existing populations. New commercial areas should not create imbalances with commercial centers, existing cities, or unincorporated areas.

GOAL: COMMERCIAL

To ensure that an adequate and geographically balanced supply of land is designated for a range of commercial purposes, recognizing existing and future patterns of supply and demand, the dependence of commercial facilities on available capacity in public service infrastructure, and the other locational factors that contribute to the economic success of commercial activities, so as to strengthen the local economy and enhance the quality of life of County residents.

GENERAL PLAN MAP PROVISIONS: COMMERCIAL

The categories of commercial land use designated on the General Plan map are intended to achieve differentiation between commercial uses and activities according to scale, character, and market area. The three commercial land use designations used on the General Plan map are discussed below:

Major Commercial (Map Code 6.1)

Concentrated large-scale retail operations providing a broad range of goods and services. Establishments in this category have a regional market area and receive a large number of customers.

Permitted uses shall include, but are not limited to, the following:

Primary: regional shopping centers and major central business districts (CBD's).

Compatible: general and highway commercial uses, multi-family residential, single-family residential, if zoned for such use on the effective date of this Element.

General Commercial (Map Code 6.2) - Retail and service facilities of less intensity than regional centers providing a broad range of goods and services which serve the day-to-day needs of nearby residents.

Permitted uses shall include, but are not limited to, the following:

Primary: neighborhood shopping centers, convenience markets, restaurants, offices, wholesale business facilities.

Compatible: resort hotels and motels, hospitals, schools (including trade schools), churches, and commercially related light manufacturing or storage within fully enclosed facilities, multi-family residential, single-family residential, if zoned for such use on the effective date of this Element.

Highway Commercial (Map Code 6.3)

Uses which provide services, amenities, and accommodations at key locations along major roadways to visitors and through traffic. Maximum building height not to exceed 50 feet.

Permitted uses shall include, but are not limited to, the following:

Primary: hotels, motels, restaurants, garages, service stations, and recreational vehicle parks.

Compatible: uses permitted in the general commercial designation, except multi-family residential.

POLICIES: COMMERCIAL ACTIVITY

1. Kern County will promote a pattern of commercial activities that contribute to the economic and physical development of unincorporated communities as well as to the incorporated cities.

2. Future commercial uses will be encouraged where residential development exists or is occurring. Designations will not be made far in advance of actual current demand in isolated, remote, or rural areas. Existing single-family residential zones existing on the effective date of this Element are compatible uses with Major and General Commercial Map Codes. New single-family zones within any commercial Map Code designation is not suitable or consistent with the intent and purpose of this Element.

3. Areas will be designated for tourism and commercial recreational uses in locations that are suitable and attractive for such purposes and are consistent with resource protection and environmental constraints.

4. The development of specialized clusters of related and mutually supportive commercial activities will be encouraged and supported in appropriate locations by means of Zoning Ordinance provisions, specific plans, etc.

5. Linear commercial development of shallow depth, lacking demonstrated demand, will be discouraged along streets or highways when it can be shown that it impairs the traffic-carrying functions of the highways, it detracts from the aesthetic enjoyment of the surroundings, or if it can be demonstrated that equally effective services can be provided in an alternative configuration.

6. Kern County will require commercial developments and uses to meet the standards of the Site Plan Review procedure designed to ensure that they are compatible with adjacent uses, both visually and in terms of their operating characteristics.

7. General commercial uses of neighborhood scale may be allowed in areas designated for residential uses, provided that the Site Plan Review Procedure shows such uses to be appropriate and compatible with surrounding uses.

8. Evaluation of applications for any General or Specific Plan amendment will include sufficient data for Site Plan Review to facilitate desirable new commercial development proposals consistent with General Plan policies, using the following criteria and guidelines on:

   i. Locational suitability, with respect to market area demand.

   ii. The provision of adequate ingress and egress, and the mitigation of traffic impacts.

   iii. The provision of adequate water, sewer, and other public services to be used.

   iv. The provision of adequate on-site nonpublic water supply and sewage disposal if no public systems are available or used.

   v. Compatability with adjacent uses (scale, noise, other nuisances, etc.) and methods for buffering.

   vi. Design, layout, and visual appearance within a coordinated commercial setting.

   vii. Landscaping, setbacks, sign height and size, off-street parking and loading provisions, and other site improvements.

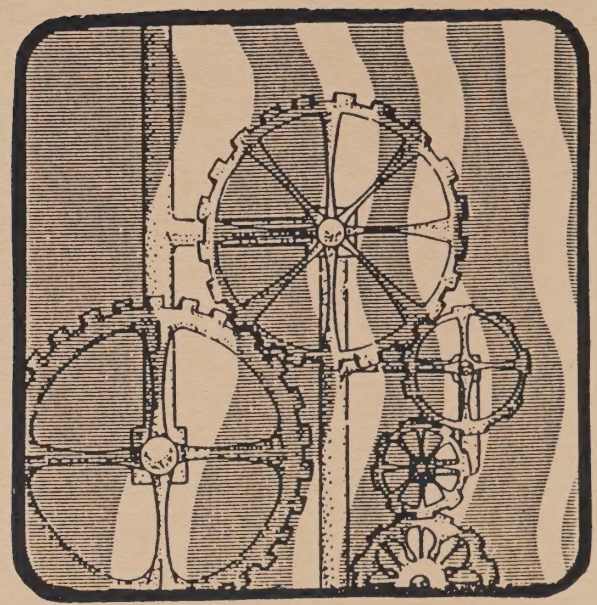
   viii. Overall consistency with the General Plan.

IMPLEMENTATION: COMMERCIAL

A. Develop information and data on commercial land use and trends, employment, sales, and other economic indicators in the County. Monitor change in location of commercial land supply and demand. Identify opportunities and constraints for new commercial development.

B. Develop demand estimates for commercial land relative to population patterns and the rate of commercial land absorption and development.

C. Review and amend the necessary commercial districts of the Zoning Ordinance to distinguish clearly between the different types of functions, intensities of activities, and locational and site requirements of the Commercial designations in the General Plan.



INDUSTRIAL

7

INDUSTRIAL

While the provision of adequate areas in appropriate locations for industrial activity plays an important role in enabling employment opportunities and economic benefits to be realized in the industrial sector, the influence of population growth upon industrial growth is less direct and predictable than it is in inducing increased commercial or service activity. The locational factors affecting industrial development are also less clearly and closely related to the patterns of population distribution, as compared to commercial development. The General Plan can, however, serve to guide and support future economic development by ensuring that areas are designated for growth and development in several types of industrial categories in suitable locations of sufficient size to accommodate foreseeable demand without undue constraint.

ASSUMPTIONS: INDUSTRIAL

Because Kern County exports the bulk of its agricultural and mineral products in a raw form, manufacturing will continue to be a relatively small sector of the economy. In spite of relatively slow growth and small size during the 1970's, the future of the manufacturing sector appears promising. Some reasons for anticipating growth in the future include convenient access to the Los Angeles and Southern California markets, availability of industrial land with adequate transportation and public services, a stable labor force, an affordable housing market, and proximity to sources of raw materials and products. The growth of the manufacturing sector can add greatly to economic activity and wealth. The value added by processing of raw products could be captured in Kern County and could provide new jobs in the basic (exporting) sector of the economy, which, in turn, could support increased demand in the service sector.

ISSUES: INDUSTRIAL

Of primary concern to industrial development is location relative to resources, labor supplies, transportation, and energy sources. Conflicts can occur when industrial development takes place in areas that are then precluded from resource production, or which cause problems of incompatibility with adjacent land uses.

GOAL: INDUSTRIAL

To ensure that an adequate and geographically balanced supply of land is designated for a range of industrial purposes. Promote the future economic strength and well-being of Kern County and its residents, without detriment to its environmental quality.

MAP PROVISIONS: INDUSTRIAL

The industrial land use designations are divided into three categories discussed below, based on the scale and nature of industrial operations which would be appropriate in each.

Light Industrial (Map Code 7.1) - Unobtrusive industrial activities that can locate in close proximity to residential and commercial uses with a minimum of environmental conflicts. These industries are characterized as labor-intensive and nonpolluting, and do not produce fumes, odors, noise, or vibrations detrimental to nearby properties.

Permitted uses shall include, but are not limited to, the following:

Primary: wholesale businesses, storage buildings and yards, warehouses, manufacturing, and assembling.

Compatible: all commercial uses, and agricultural activities including both intensive and extensive uses, and mineral and petroleum exploration and extraction, single-family residential, if zoned for such use on the effective date of this Element.

Service Industrial (Map Code 7.2) - Commercial or industrial activities which involve outdoor storage or use of heavy equipment. Such uses produce significant air or noise pollution and are visually obtrusive.

Permitted uses shall include, but are not limited to, the following:

Primary: automobile and truck parking, storage and repair shops, freighting or trucking yards, bottling plants, breweries, welding shops, cleaning plants, and other manufacturing and processing activities.

Compatible: uses permitted by the Light Industrial designation, most commercial activities, and agricultural production, both intensive and extensive, and mineral and petroleum exploration and extraction, single-family residential, if zoned for such use on the effective date of this Element.

Heavy Industrial (Map Code 7.3) - Large-scale industrial activity which is incompatible with other land uses, because of potential severe environmental impacts and/or high employee densities.

Permitted uses shall include, but are not limited to, the following:

Primary: manufacturing, assembling and processing activities, transportation facilities, material and equipment storage, sawmills, foundries, refineries, and petroleum product storage.

Compatible: most commercial uses, less intensive industrial uses, including agricultural industries, both intensive and extensive agricultural production, and mineral and petroleum exploration and extraction, single-family residential, if zoned for such use on the effective date of this Element.

POLICIES: INDUSTRIAL ACTIVITY

1. Locations for future industrial activities will be designated in, or in proximity to, communities where existing infrastructure and service delivery systems with available capacity can be utilized efficiently, or where future

capacity provisions can be assured. Existing single-family residential zones existing on the effective date of this Element are compatible uses with all Industrial Map Codes. New single-family zones within any Industrial Map Code designation is not suitable or consistent with the intent and purpose of this Element.

2. Adequate areas for future industrial activities will be designated in or near communities where appropriate sites are identified.

3. Designations for future industrial development will not be made far in advance of apparent demand.

4. Evaluation of applications for any General or Specific Plan amendment will include sufficient data for Site Plan Review to facilitate desirable new industrial development proposals consistent with General Plan policy, using the following criteria and guidelines on:

   i. Locational suitability with respect to labor market factors, to avoid creating an imbalance between jobs and housing, or excess energy consumption related to commuting requirements.

   ii. The provision of adequate access, ingress and egress facilities, and the mitigation of traffic impacts.

   iii. The provision of adequate water, sewer, and other public services to be used.

   iv. The provision of adequate on-site, nonpublic water supply and sewage disposal if no public systems are available or used.

   v. Compatibility with adjacent uses (scale, noise, emissions, or other nuisances, etc.) and methods for buffering.

   vi. Design, layout, and visual appearance with an overall industrial setting.

   vii. Landscaping, setbacks, signing, off-street parking and loading provisions, and other site improvements.

   viii. Overall consistency with the General Plan.

5. The land areas best suited for industrial activity by virtue of their location and other criteria will be protected from residential and other incompatible urban development.

6. Activities involving the processing of mineral or petroleum resources will be designated as industrial on the General Plan.

IMPLEMENTATION: INDUSTRIAL

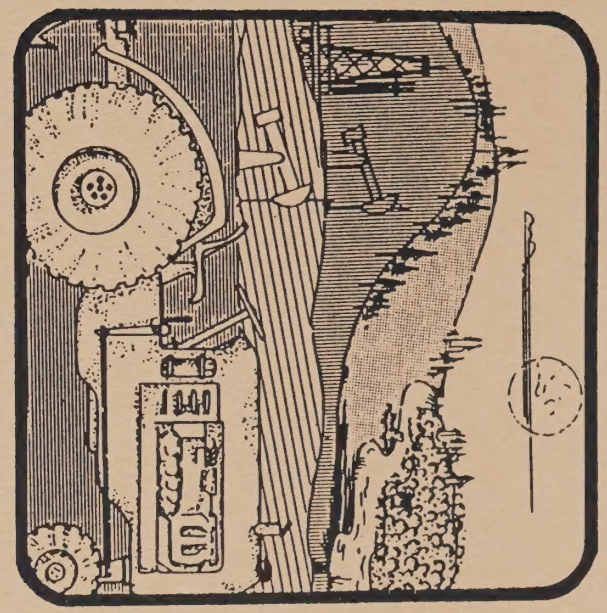
A. Develop information and data on industrial land use, trends, employment, and production. Monitor changes in location of industrial land supply and demand. Identify opportunities and constraints for new industrial development.

B. Develop demand estimates for industrial land based on analysis of trends in industrial land absorption and development.

C. Amend the industrial districts of the Zoning Ordinance to distinguish clearly between the different types of functions, intensities of activities, locational and site requirements of the Light Industrial, Service Industrial, and Heavy Industrial provisions designated in the General Plan.

D. Amend the permitted use sections of the Zoning Ordinance to limit the range of nonindustrial uses permitted in industrial districts so as to protect their integrity and their ability to achieve their economic functions. Agriculture and mineral and petroleum exploration and extraction, however, should be recognized specifically as permitted and consistent within vacant, industrial-zoned areas. Also amend the provisions of agricultural districts to restrict new nonagricultural industrial uses in areas best suited for agricultural use.

E. Identify discrepancies, if any, between the location of industrially designated areas shown on the General Plan map and those reflected on Zoning District maps, and recommend rezoning actions consistent with the General Plan and the amended Zoning Ordinance.



RESOURCE

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RESOURCE

Natural physical and environmental factors can play a major role in determining the resource use of land. From a positive standpoint, certain attributes represent opportunities or values which may be preserved for their own sake; potentially productive oil fields, mineral deposits, and agricultural areas or rangelands are examples of some resources of this type.

ASSUMPTIONS: RESOURCE

Agriculture has been, and will continue to be, vital to the economy of Kern County. The development of major water projects has greatly increased the amount of land in agricultural production during the last two decades. Similarly, mineral and petroleum resources are basic to Kern County's economy. Kern has the distinction of producing more oil than any other county in California. In addition, borax, cement production, and construction aggregates constitute major economic mineral resources. As new recovery technologies come into use, petroleum extraction should continue in economic importance. Current trends of increasing demand for borax, cement, and construction aggregates, as well as other minerals found in the County, are expected to continue. As long as new urbanization is restricted in areas having important mineral and petroleum resources, the future production of these resources remains promising.

ISSUES: RESOURCE

Conflicts over the use of agricultural land frequently occur. As is the case for other urbanizing regions, the loss of valuable agricultural lands to urban development is a prime concern. A basic question that must be addressed is whether or not the unique resource of prime agricultural lands should be reserved for agriculture and urban growth directed to areas less suitable for agriculture.

Land division, even where actual development does not take place, can also adversely affect the County's agricultural resource base. This is particularly a problem in extensive agriculture areas, such as rangeland, where land values can be significantly increased beyond values based on agricultural productivity.

A similar issue arises when oil and other mineral extraction activities, such as sand and gravel pits, are located in close proximity to residential or other incompatible land uses. Incompatible uses located in close proximity to one another, and health and safety questions, tend to reduce the availability of the various mineral resources and are but a few of the potential conflicts that may occur.

The availability, proximity, and cost of construction aggregates is a major concern to the local economy. Without knowledge of these resources, land use conflicts could occur and preclude future excavation.

GOAL: RESOURCE

To contain new development within an area large enough to meet generous projections of foreseeable need, but in locations which will not impair the economic strength derived from the petroleum, agriculture, rangeland, or mineral resources, or diminish the other amenities which exist in the County.

To recognize and adopt mineral information classified by the State Geologist and transmitted by the State Board of Mining and Geology as "MRZ-2" in Special Report 147 (herein incorporated by reference). There are presently eleven areas designated by the state as MRZ-2. These are generally known as: (1) West Rosedale; (2) James Road/Highway 65; (3) Bakersfield; (4) Kern River; (5) Cottonwood Creek; (6) Caliente Wash; (7) East Arvin; (8) Pastoria Creek; (9) Wheeler Ridge; (10) San Emigdio; and (11) Taft. (Maps in Appendix I)

MAP PROVISIONS: RESOURCE

Agricultural lands, rangelands, petroleum fields, and other resource areas are given a "Resource" use designation on the General Plan map. The minimum parcel size in a resource area varies according to the particular type of resource and function as follows:

Intensive Agriculture (Map Code 8.1) - Areas devoted to the production of irrigated crops or having a potential for such use. Other agricultural uses, while not directly dependent on irrigation for production, may also be consistent with the intensive agriculture designation. Minimum parcel size is 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: irrigated cropland, orchards, vineyards, horse ranches, raising of nursery stock ornamental flowers and Christmas trees, fish farms, bee keeping, ranch and farm facilities, and related uses; one single-family dwelling unit.

Compatible: cattle feed yards, dairies, dry land farming, livestock grazing, water storage, groundwater recharge ares, mineral, aggregate, and petroleum exploration and extraction, hunting clubs, wildlife preserves, farm labor housing, public utility uses, and agricultural industries pursuant to provisions of the Kern County Zoning Ordinance, and land within development areas subject to significant physical constraints.

Resource Reserve (Map Code 8.2) - Areas of mixed natural resource characteristics, such as rangeland, woodland, and wildlife habitat which occur within an established County water district. Minimum parcel size is 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: livestock grazing, dry land farming, ranching facilities, wildlife and botanical preserves, and timber harvesting; one single-family dwelling unit.

Compatible: irrigated croplands, water storage or groundwater recharge areas, mineral, aggregate, and petroleum exploration and extraction, and recreational activities, such as gun clubs and guest ranches, and land within development areas subject to significant physical constraints.

Extensive Agriculture (Map Code 8.3) - Agricultural uses involving large amounts of land with relatively low value-per-acre yields, such as livestock grazing, dry land farming, and woodlands. Minimum parcel size is 80 acres gross, except lands not under Williamson Act Contract, in which cases the minimum parcel size shall be 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: livestock grazing, dry land farming, ranching facilities, wildlife and botanical preserves, and timber harvesting; one single-family dwelling unit.

Compatible: irrigated croplands, water storage or groundwater recharge areas, mineral, aggregate, and petroleum exploration and extraction, and recreational activities, such as gun clubs and guest ranches, and land within development areas subject to significant physical constraints.

Mineral and Petroleum (Map Code 8.4) - Areas which contain producing, or potentially productive, petroleum fields and mineral deposits of regional and statewide significance. Uses are limited to activities directly associated with the resource extraction. Minimum parcel size is 5 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: mineral and petroleum exploration and extraction, including aggregate extraction.

Compatible: extensive and intensive agriculture, mineral and petroleum processing (excluding petroleum refining), pipelines, power transmission facilities, communication facilities, equipment storage yards, borrow pits, dumps, night watchman or crew quarters; one single-family dwelling unit pursuant to conditional use permit provisions of the Kern County Zoning Ordinance.

Resource Management (Map Code 8.5) - Primarily open space lands containing important resource values, such as wildlife habitat, scenic values, or watershed recharge areas. These areas may be characterized by physical constraints, or may constitute an important watershed recharge area or wildlife habitat, or may have value as a buffer between resource areas and urban areas. Other lands with this Resource attribute are undeveloped, nonurban areas that do not warrant additional planning within the foreseeable future because of current population (or anticipated increase), marginal physical development, or no subdivision activity. Minimum parcel size is 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: recreational activities, livestock grazing, dry land farming, ranching facilities, wildlife and botanical preserves, and timber harvesting; one single-family dwelling unit.

Compatible: irrigated croplands, water storage or groundwater recharge areas, mineral, aggregate, and petroleum exploration and extraction, and open space and recreational uses; one single-family dwelling on legal residentially-zoned lots on effective date of this element, land within development areas subject to significant physical constraints, state and federal lands which have been converted to private ownership.

POLICIES: RESOURCE

1. Areas designated agricultural use, which include Class I and II agricultural soils with surface delivery water systems, will be protected against residential and commercial subdivision and development activities.

2. Areas identified by the Soil Conservation Service as having high rangesite value will be reserved for extensive agriculture uses, or as resource reserve if located within a County water district.

3. Appropriate resource uses of all types will be encouraged as desirable and consistent interim use in undeveloped portions of the County regardless of General Plan designation.

4. In areas with a Resource designation on the General Plan map, only industrial activities which directly and obviously relate to the exploration, production, and transportation of the particular resource will be considered to be consistent with this plan.

5. In accordance with the Surface Mining and Reclamation Act, new commercial and residential development will not be permitted in areas containing mineral deposits of regional or statewide significance, as defined by the State Board of Mines and Geology, and as designated Mineral and Petroleum on the General Plan map.

6. Land use proposals within or near "MRZ-2" areas should be reviewed with the goal of achieving compatibility with mining.

7. Mineral lands classified MRZ-2 should be protected from encroachment of incompatible land uses.

8. Emphasize conservation and development of identified mineral deposits.

9. Development will be constrained, pending adoption of ordinances which establish conditions, criteria, and standards in areas containing valuable resources, in order to protect the access to and economic use of these resources.

10. Agriculture and other resource uses will be considered a compatible use in areas designated for Mineral and Petroleum Resource uses on the General Plan until such time as the oil activities become too intensive to enable other resource uses to continue.

11. Rivers and streams in the County are important visual and recreational resources and wildlife habitats. Areas of riparian vegetation along rivers and streams will therefore be preserved when feasible to do so.

12. The County will support programs and policies that provide tax and economic incentives to ensure the long-term retention of agriculture, timber, and other resource lands.

13. The County will maintain and enhance air quality for the health and well-being of County residents by encouraging land uses which promote air quality and good visibility.

14. Habitats of threatened or endangered species should be protected to the greatest extent possible.

15. Areas designated as Extensive Agriculture which are presently under Williamson Act Contracts will have a minimum parcel size of 80 acres until such time as a contract is cancelled, at which time the minimum parcel size will become 20 acres.

16. Encourage effective management of the groundwater resource for the long-term economic benefit of the County by any or all of the following: (1) artificial groundwater replenishment; (b) conjunctive use of surface water supplies and the groundwater supplies; (c) development of alternative local and imported surface water supplies; and (d) requiring permits for well construction, modification, or abandonment.

17. The County will encourage development of alternative energy sources by tailoring its Zoning and Subdivision Ordinances and building standards to reflect Alternative Energy Guidelines published by the California State Energy Commission.

IMPLEMENTATION: RESOURCE

A. Periodically update the General Plan's Resource Data maps with new information as it becomes available from the various data sources. Land use designations may be revised by amending the plan to more appropriate uses at the time of the Annual Report to reflect more accurate data or information.

B. Designate the riparian community abutting rivers and streams with an appropriate resource use (e.g., mineral and petroleum, agriculture, or rangeland) or resource management designation where feasible to do so.

C. Encourage owners of agricultural land to enter into Land Conservation Act contracts with the County to ensure that the property remains in long-term agricultural use.

D. Inventory timberlands in the County and establish their eligibility for Timber Preserve Zoning under the Forest Taxation Reform Act of 1976.

E. Use the California Division of Mines and Geology's latest maps to locate mineral deposits in the County until the State Board of Mining and Geology has completed its mapping of "mineral deposits of regional or statewide importance," as required by the Surface Mining and Reclamation Act. Amendments to the plan which allow uses other than mineral production may be permitted upon certification by a State of California certified geologist or mining engineer that significant mineral deposits are not present and that the proposed use would not hinder potential development of any adjacent mineral resources.

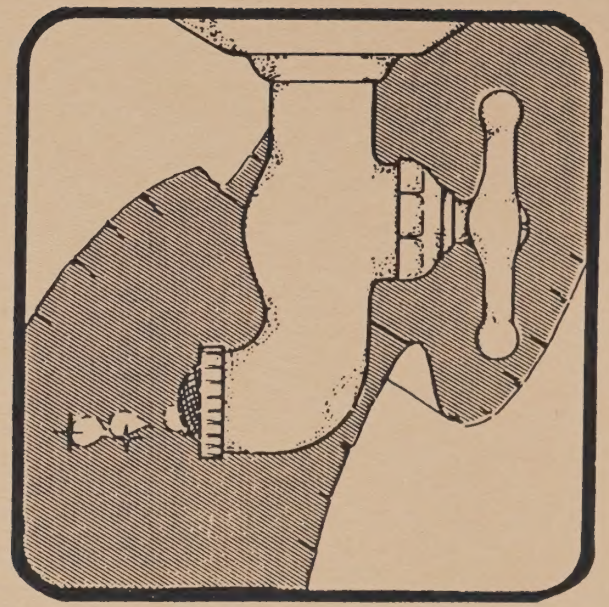
F. County will use the NR (Natural Resource) zone designation, primarily in MRZ-2 areas where it is in the public interest to protect known or suspected mineral resources.

G. Unless site-specific feature(s) present substantial constraints, MRZ-2 areas shall be targeted for conservation and possible future extraction and shall be designated 8.4 (Mineral and Petroleum) or the most appropriate map code by the County.

H. County should rezone existing quarries, if necessary, to NR (Natural Resource), A (Exclusive Agriculture), or industrial zones consistent with the General Plan.

I. The County will institute a program to enhance the involvement of the aggregate industry in reviewing incompatible land use proposals within proximity to areas containing mineral deposits of statewide significance.

J. Revise the current Zoning Ordinance and establish districts which clearly implement the General Plan's resource designations. Restrict the permitted and conditionally permitted uses within resource zoning districts to resource exploration, production, and transportation.



GENERAL PROVISIONS

GENERAL PROVISIONS

There is a continuing need to update and amend general plans. This plan is based upon analyses and assumptions concerning social, economic, and physical conditions, which information is subject to change and refinement. It will therefore be necessary to review the plan and update its supporting data in light of new conditions and information on a scheduled basis, possibly at annual intervals. For example, the plan is based upon population projections. It is possible that the projections used will not be achieved by Year 2000, and the plan could accommodate growth beyond this date. It is also possible that growth will occur faster and, therefore, the plan would need to be reevaluated at some point to determine the extent and location of additional land or if higher densities should be designated. Results of Federal or special census should be evaluated in this regard, and building permit applications for residential development should be monitored on an ongoing basis.

ASSUMPTIONS: GENERAL PROVISIONS

The plan is based upon the assumption that Kern County could have a population of about 612,000 in Year 2000. The Introduction chapter discusses this assumption in detail. Population projections used in the preparation of this General Plan Element were based on several assumptions. These assumptions concerned the geographical distribution of growth within the County based on 1981 trends and variations in average lot sizes. Factors underlying these assumptions may be subject to change in the future. This change could affect the extent of urban and rural development within the County as portrayed by the General Plan maps.

It is assumed that the County will be prepared and able to accommodate the projected growth, while adhering to adopted policies that will define the locations where development should take place. Accomplishment of this will include resolution of such problems as water quality degradation, groundwater depletion, and securing sources of additional water supply. In some areas it also means resolving problems of liquid and solid waste disposal. Provision of adequate energy for new and existing development will also be necessary.

ISSUES: GENERAL PROVISIONS

A basic issue which the General Plan must address is how anticipated growth and development in the County will be accommodated over the next 20 years. Related to this are economic considerations which may or may not be reflected in actual physical development. Land is often divided into smaller parcels in several sequences yet often is never developed for productive uses such as residences or businesses. In other cases, intensive development takes place on land not well-suited to such development, such as areas of natural hazards or areas having significant economic resources.

GOAL: GENERAL PROVISIONS

To ensure that the County can accommodate anticipated future growth and development while maintaining a safe and healthful environment and a prosperous economy by preserving valuable natural resources, guiding development away from hazardous areas, and making efficient use of public services.

MAP PROVISIONS

As part of the Year 2000 General Plan Program, data were compiled by staff indicating the location of the following characteristics within the County:

1. Nonjurisdictional Lands; Sources: Kern County Assessor's Office; Bureau of Land Management Master Title Plats.

2. Existing Land Use; Sources: Kern County Department of Planning and Development Services 1975 to 1981.

3. Existing Zoning; Sources: Kern County Zoning Ordinance.

4. Class I and II Soils with Surface Delivery Agricultural Water Systems; Sources: U.S. Department of Agriculture, Soil Conservation Service; Kern County Water Agency; U.S. Bureau of Reclamation; U.S. Geological Survey EROS Data Center.

5. Oil Fields; Sources: California Department of Conservation, Division of Oil and Gas; U.S. Geological Survey EROS Data Center.

6. Mineral Deposits; Sources: California Department of Conservation, Division of Mines and Geology; Duncan & Jones, Berkeley, California.

7. River Basin Rangesites; Sources: U.S. Department of Agriculture, Soil Conservation Service.

8. Class I, II, & III Soils; Sources: U.S. Department of Agriculture, Soil Conservation Service.

9. Alquist-Priolo Special Study Zones; Sources: California Department of Conservation, Division of Mines and Geology.

10. Recent Active Faults; Sources: Kern County Seismic Hazard Atlas, Kern County Department of Planning and Development Services.

11. Areas Subject to Landslides; Source: Kern County Seismic Hazard Atlas, Kern County Department of Planning and Development Services.

12. Areas of Shallow Groundwater; Source: Kern County Seismic Hazard Atlas, Kern County Department of Planning and Development Services; Kern County Water Agency.

13. Areas Subject to 100-Year Flood; Sources: U.S. Department of Housing and Urban Development, Federal Flood Insurance Program.

14. Areas with an Average Slope of 30% or Greater; Sources: Kern County Department of Planning and Development Services; U.S. Geological Survey 7 1/2-Minute series Topographic Quadrangle Maps.

15. Average Parcel Sizes; Sources: Kern County Assessor's Office; Kern County Department of Planning and Development Services, July, 1979.

16. Areas Served by Public Waste and Sewer Systems; Sources: Kern County Local Agency Formation Commission; Kern County Surveyor; Kern County Department of Planning and Development Services.

17. 1980 Census; Sources: U.S. Department of Commerce, Bureau of the Census; Kern County Department of Planning and Development Services.

18. Base Maps; Sources: U.S. Geological Survey 7 1/2-Minute Series Topographic Quadrangle Maps; U.S. Geological Survey 1:100,000 Cultural Map of Kern County (3 sheets).

19. Kern County Water District Boundary Maps; Sources: Kern County Surveyor.

20. Kern County Solid Waste Management Plan; Sources: Kern County Public Works Department, 1983.

21. Kern County Airport Land Use Plan; Sources: Kern County Council of Governments.

POLICIES: GENERAL PROVISIONS

1. The County will administer the General Plan in conformance with State mandates, which include an annual Plan review, preparation of an annual report, and the administration of procedures to ensure that County actions are consistent with the policies and goals of the Plan.

2. Densities specified in the map provisions are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as geological and flood hazards, shallow groundwater, steep slopes, and significant wildlife habitat or botanical community. However, densities may be increased under density bonus and cluster-option programs and policies to be developed and adopted during the implementation phase of this General Plan program.

3. Prior to issuance of any development or use permit, the County shall make the finding, based on information provided by California Environmental Quality Act (CEQA) documents, staff analysis, and the applicant, that adequate public or private services and resources are available to serve the proposed development. The developer shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of any project or reduction in size, density, or intensity otherwise indicated in the Plan's map provisions.

4. New development should pay its pro rata share of the local cost of expansions in services, facilities, and infrastructure which it generates and upon which it is dependent.

5. The distinctive characteristics of various communities in the County will be maintained by defining urban and rural development standards on a regional basis. For policy purposes, the County will be divided into three geographic regions, (as discussed in the Introduction chapter): Valley, Mountain, and Desert.

   The intensity of land use which will require public services and facilities appropriate to the region shall be considered "urban density" and will vary among the three regions according to the following criteria:

   a. Within the Valley and Desert regions, new development sites within Urban Areas, as defined by County Ordinance Code Sections 5900, et seq., of less than one acre net lot size density shall be serviced by necessary and appropriate sewer and water systems, unless soils engineering studies performed at the time of any land division project and approved by the Kern County Health Department, indicate that alternative septic systems, either individual or community design, are equal to or better than a community collection, treatment and disposal system.

   b. Within the Mountain region, new development sites within Urban Areas of less than 2 1/2 acres gross lot size density shall be serviced by necessary and appropriate sewer and water systems, unless soils engineering studies performed at the time of any land division project and approved by the Kern County Health Department, indicate that alternative septic systems, either individual or community design, are equal to or better than a community collection, treatment and disposal system.

6. For new development at the specified urban density, domestic water service shall be by an established water district or an existing mutual water company. If no district or mutual water company serves the site, the area must first be annexed to the appropriate system service area.

   In the case of the lack of any district, one must be formed pursuant to Local Agency Formation Commission (LAFCO) guidelines, or a mutual water company must be established to serve the development.

7. Temporary septic tank/leach field systems with a dry sewer collection system will be required for a new urban density development if the site is not presently served with a sewage collection and treatment system.

8. Temporary community sewage treatment and disposal facilities with collection systems will be required for all large developments of 250 or more lots proposed in whole or in increments, unless soils engineering studies performed at the time of any land division project and approved by the Kern County Health Department, indicate that alternative septic systems, either individual or community design, are equal to or better than a community collection, treatment and disposal system.

9. Should an urban area not be presently serviced by any sewage collection system, a timetable will be established in cooperation with the Regional Water Quality Control Board for siting and construction of necessary collection, treatment, and disposal facilities, unless soils engineering studies performed at the time of any land division project and approved by the Kern County Health Department, indicate that alternative septic systems, either individual or community design, are equal to or better than a community collection, treatment and disposal system.

10. The County should establish a fee schedule applicable to all new urban density development for future construction or expansion of sewage collection systems.

11. Isolated existing lots of record in which the urban service criteria would cause unrealistic costs of construction to the property owner may be developed by rural service criteria by a finding of exemption from the urban service requirement policies listed above, if approved by the County legislative body.

12. All methods of sewage disposal and water supply within the County jurisdiction planning area shall meet the requirements of the Kern County Health Department and the Regional Water Quality Control Board. The Health Department shall periodically review and modify, as necessary, its requirements for sewage disposal and water supply.

13. A compact urban development pattern to established communities will be maintained in order to avoid uneconomic investment by the public sector for excessive or premature extension of public facilities and services.

14. The compatibility of proposed land uses in terms of their noise environment will be considered when revising the General Plan, preparing Specific Plans, and evaluating development proposals.

15. The air quality implications of new development will be considered in approval of major developments or areawide land use designations. Special emphasis will be placed on maintaining air quality in the desert to enable effective military operations.

16. The County will promote the preservation of designated historic buildings and the protection of cultural resources which provide ties with the past and constitute a heritage value to residents and visitors.

17. The installation of public sewage systems will be encouraged both in areas of existing urban density which are served by septic systems and in existing communities which are experiencing repeated septic system failures.

18. The County will update and improve the Plan's data base to ensure that policies are accurately reflected on the Plan map and to provide an adequate and up-to-date data base for future General Plan Amendments.

19. The County shall refer all proposed General Plans, Specific Plans, and amendments thereof that are within the Airport Land Use Commission (ALUC) planning boundary to the ALUC for review and comment prior to County action.

The ALUC shall reply as to the consistency of the proposal with the Airport Land Use Plan. No General Plan, Specific Plan, or amendment thereof shall be approved if found to be inconsistent with the ALUP unless, by two-thirds vote, the Board of Supervisors finds the action to be consistent with the purposes of airport land use law and thereby overrides the ALUC.

20. If any section, subsection, paragraph, sentence, clause, or phrase of this chapter is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The Board of Supervisors hereby declares that it would have passed this chapter, and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any or one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

IMPLEMENTATION: GENERAL PROVISIONS

A. Establish systematic procedures for refining, updating, and maintaining the data base maps, texts, and statistics.

B. Develop and maintain an accurate and up-to-date record system to monitor the extent and distribution of land, both developed and undeveloped, in each Planning Area by General Plan land use designations.

C. Monitor population growth and its subsequent developmental effects, to identify the distribution of population increases, and the capabilities of governmental and public agencies to provide new development with adequate services and facilities in a fiscally acceptable manner.

D. Review the provisions of Section 5900 of Part 5, Division 3, Chapter 2, of the Kern County Ordinance Code respecting the designation of Urban Areas to determine the need for possible revision of the geographic boundaries defined and the substantive regulations stipulated in relation to General Plan map and policy provisions.

E. Develop a fiscal impact analysis and monitoring system to identify the cost of services, facilities, and infrastructure expansion which new development necessitates.

F. Review and, where necessary, revise the County's Zoning and Subdivision Ordinances to reflect accurately, and to achieve consistency with, the General Plan. Determination of consistency with General Plan designations shall be in accordance with the matrix of Appendix E.

G. Maintain the County's inventory of areas of potential cultural or archaeological significance.

H. Prepare and distribute on an annual basis a report on the Status of the General Plan and the progress achieved in its application. Include in the report a review of the implementing actions proposed in the plan and the recommendations on those actions which should be included in the year's work

program and budget, relative to potential resources. Include comments in the annual General Plan report on the current appropriateness of the plan's goals, policies and actions, and recommend specific sections for review, based on changing community conditions and needs.

I. Review the County's land use and development ordinances for consistency with the General Plan. When inconsistencies are found to exist, revise the ordinance(s) as necessary to achieve consistency.

J. In the interim period between plan adoption and completion of ordinance revisions, develop and institute an interim consistency review procedure to ensure that all zoning, subdivision and parcel map approvals, and building permits are consistent with the newly adopted General Plan.

K. Modify the County's Zoning Ordinance and maps to achieve consistency with the General Plan. This will require additions to, or the revisions of, some of the zone districts to reflect the purposes of the General Plan's Resource designations.

L. Consult with the Airport Land Use Commission concerning the consistency of proposed plans and amendments with the Airports Land Use Plan. Actions on proposed General Plans, Specific Plans, and amendments thereof shall comply with Section 21676 of the Public Utilities Code (Airport Land Use Planning).

M. For public use airports, consider the use of avigation easements for discretionary projects within one mile of the airport runway, to provide for the orderly development and as a means of reducing new noise and safety impacts.



APPENDICES

APPENDIX A ACCEPTED COMMITMENTS . . . . . A - 1

APPENDIX B ACCEPTED COUNTY PLAN AREAS . . . . . B - 1

APPENDIX C RURAL COMMUNITIES . . . . . C - 1

APPENDIX D SPECIFIC PLAN REQUIRED AREAS
AND GUIDELINES . . . . . D - 1

APPENDIX E ZONING ORDINANCE
CONSISTENCY MATRIX . . . . . E - 1

APPENDIX F (deleted)

APPENDIX G SOLID WASTE FACILITIES
GUIDELINES . . . . . G - 1

APPENDIX H HAZARDOUS WASTE FACILITIES
GUIDELINES AND LOCATIONS . . . . . H - 1

APPENDIX I RESOURCE MAP - MRZ-2 MAP . . . . . I - 1

APPENDIX A

APPENDIX A

ACCEPTED COMMITMENTS

Accepted commitments are previous land development decisions which are recognized as "givens" on the General Plan Map (Figure 3, Step V). Accepted commitments, as defined, conform to one or more of the following criteria:

1. Approved General Plan Amendments.

2. Adopted development guides for phased development projects.

3. Recent zone changes in urbanizing areas since 1976.

4. Zone changes adopted since 1976 pending approval of a final subdivision map.

APPENDIX B

APPENDIX B

ACCEPTED COUNTY PLAN AREAS

Map Code 4.1

Certain lands within the General Plan have Areawide or Specific Plans already prepared and approved. These plans are accepted and incorporated by this reference and the respective land use maps associated with each such plan is adopted herein as the general plan diagram for each such area. Each plan area is indicated on the General Plan Map Code 4.1. Since the date of adoption of this Element, several new Specific Plans for developing areas and established Rural Communities have been approved. These plan areas are also indicated on the Plan Map as Map Code 4.1. For specific detailed land use diagrams and applicable policies, refer to the adopted document and map of each plan on file.

The maximum allowed land use within Map Code 4.1 areas are listed in the following tables for each accepted areawide and specific plan depicted. Proposed changes to any of the maximum allowed land use tables would require a formal General Plan Amendment application and public hearing.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any adopted specific or areawide plan document or applicable precise development plan.

TABLE OF ACCEPTED COUNTY PLAN AREA CHARTS
GENERAL PLAN MAP CODE 4.1

Project Name	Acres	Adopted	Page
*Abramov Limited	39.3	7/25/91	
*Afshar Limited	63.9	7/25/91	
*Almond Tree Estates	93.1	9/19/88	
Bear Valley Springs	26,000	12/26/73	B-3
Blackwell's Corner	235	8/12/74	B-4
Boron	685	10/29/84	B-5
Breckenridge Hills	5,800	10/9/89	B-57
Buttonwillow	2,682	3/20/75	B-6
*Cal-Centre	255	1/4/88	
Camelot	800	6/4/84	B-7
Cameron Canyon	4,455	6/19/86	B-8
Casa Loma	3,461	7/25/86	B-48
Chevron Section 1	508	2/28/81	B-9
*Cloud Limited	20	7/25/91	
Cuddy Valley	2,425	10/11/72	B-10
Cunningham	87	2/24/92	B-61
*David Smith	41.6	5/16/88	
Derby Acres Rural Community	800	10/15/84	B-11
Desert Lake Rural Community	640	10/29/84	B-12
*Domus Limited	33.5	7/25/91	
Dustin Acres Rural Community	918	10/10/83	B-13
*Epco	60	5/15/89	
*Glenn-Allen	160	11/9/87	
Glennville Rural Community	1,280	4/21/86	B-14
Golden Hills	5,846	12/15/86	B-51
Havilah Rural Community	454	10/29/84	B-15
Inyokern	4,606	1/29/90	B-58
I-5 and 58 Rural Community	640	4/21/86	B-16
Jamason	1,496	2/24/92	B-62
*Jay Hubbard	17.5	6/17/91	
*Jim Weaver	(tentative) 40	1990	
Keene Ranch	12,520	7/15/91	B-60
Keene Rural Community	667	1/7/85	B-17
Kelso Creek	30,721	6/19/78	B-18
Kelso Valley	196	4/6/87	B-52
Lost Hills	5,875	6/19/78	B-19
Marvin Bartel	78	4/21/86	B-20
Mayfair	1,904	7/7/86	B-53
Metropolitan Bakersfield 2010 General Plan	261,120	3/12/90	See 2010 Text
McKittrick Rural Community	960	11/11/84	B-21
Mendiburu Springs	975	11/12/84	B-22
Monolith	263	11/14/83	B-23
*Norman-Weaver	60	9/16/91	
North Cummings	3,226	4/24/73	B-24
North Edwards	4,783	1/29/90	B-59

TABLE OF ACCEPTED COUNTY PLAN AREA CHARTS (cont)
GENERAL PLAN MAP CODE 4.1

Project Name	Acres	Adopted	Page
*Oak Creek Road Limited	100	9/30/91	
Oglesby	190	10/14/85	B-25
Old Towne	982	6/20/83	B-26
O'Neil Canyon	4,832.5	3/27/73	B-27
Pine Mountain Club	3,270	1/2/73	B-28
Pines of Havilah Rural Community	1,090.5	10/29/84	B-29
Pumpkin Center	562	10/31/83	B-30
*Renfro	160	12/15/86	
Ridgecrest Ranchos	638	6/2/80	B-31
Rosamond	22,619	12/11/89	B-32
*Rosedale Ranch	105	12/9/88	
Roy Fast	30	8/19/85	B-34
Sand Canyon	28,280	11/22/76	B-35
*Seventh Home	220	7/11/88	
South Lake Isabella	15,101.5	5/15/73	B-36
South of Inyokern	8,565	7/17/73	B-37
South of Mojave	9,302	6/18/73	B-38
Stallion Springs Phase II	10,429	10/29/84	B-40
Stallion Springs Tract 4286	90	7/2/73	B-41
*Superior Limited	25.71	7/25/91	
*Tamaron	166	9/16/91	
Tupman Rural Community	147.5	10/29/84	B-42
*Unruh	40	12/15/86	
Valley Acres Rural Community	640	10/10/83	B-43
Ventura Westlake	40	4/4/84	B-44
West Edwards Road Settlement	3,280	2/24/92	B-63
Willow Springs	44,800	9/8/86	B-56
Wonder Acres	2,137	4/21/86	B-45
Woody Rural Community	640	4/21/86	B-46

*No maximum allowed land use density table adopted with plan.

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Bear Valley Springs [Project Name] — West of Tehachapi [General Area]

LEGAL DESCRIPTION [General]: Portions of T31S, R30E; T31S, R31E; T32S, R31; T32S, R30E; T32S, R32E, MDB&M

TOTAL PROJECT AREA: 26000 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		230
3.2	EDUCATIONAL FACILITIES		85
3.3	OTHER FACILITIES [SPECIAL USES]		125
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1478	211
5.4	MAXIMUM 4 UNITS/NET ACRE	6952	2780.8
5.5	MAXIMUM 1 UNIT /NET ACRE	1473	2780.8
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	917	2780.8
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	556	2780.8
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	139	2780.8
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		25
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		5470
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		5950

TOTAL RECOMMENDED UNITS: 11515

TOTAL ACREAGE: 26000

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

LE NUMBER 164-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Blackwell's Corner — [Project Name]

State Route 46 & 33 — [General Area]

LEGAL DESCRIPTION [General]: Portion of N 1/2 Section 6, T27S, R20E. MDB&M

TOTAL PROJECT AREA: 235 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		6
3.2	EDUCATIONAL FACILITIES		10
3.3	OTHER FACILITIES [SPECIAL USES]		20
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE	90	4
5.2	MAXIMUM 16 UNITS/NET ACRE	221	17
5.3	MAXIMUM 10 UNITS/NET ACRE	91	13
5.4	MAXIMUM 4 UNITS/NET ACRE	100	40
5.5	MAXIMUM 1 UNIT /NET ACRE	33	64
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		29
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		32
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	535	
	TOTAL ACREAGE:		235

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 051-06-4-006

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

Boron (Project Name) — State Route 58, E. Kern (General Area)

LEGAL DESCRIPTION: (General): Portion of Sections 31 & 32 T11N, R7W, SBB&M

TOTAL PROJECT AREA: 738.7 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NONJURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		50
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		8.2
3.2	EDUCATIONAL FACILITIES		33.5
3.3	OTHER FACILITIES (SPECIAL USES)		7.7
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.5.1	HAZARDOUS WASTE TREATMENT FACILITIES		
3.5.2	HAZARDOUS WASTE TRANSFER AND STORAGE FACILITIES		
3.5.3	HAZARDOUS WASTE INCINERATOR FACILITIES		
3.5.4	HAZARDOUS WASTE RESIDUAL REPOSITORY FACILITIES		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE	195	12.4
5.2	MAXIMUM 16 UNITS/NET ACRE	625	68.7
5.3	MAXIMUM 10 UNITS/NET ACRE	800	163.2
5.4	MAXIMUM 4 UNITS/NET ACRE	167	95.5
5.45	MAXIMUM 2 UNITS/NET ACRE	59	84.2
5.6	MINIMUM 2.5 GROSS ACRES/UNIT		
5.7	MINIMUM 5 GROSS ACRES/UNIT		
5.8	MINIMUM 20 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		143.6
6.3	HIGHWAY COMMERCIAL		7.4
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		64.3
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)		
	(MINIMUM 20 ACRES)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)		

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TOTAL RECOMMENDED UNITS: 1,846

TOTAL ACREAGE: 738.7

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

Revised 12/11/89

FILE NUMBER: 191-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Buttonwillow [Project Name] — Route 58 west of I-5 [General Area]

LEGAL DESCRIPTION [General]: Within T29S, R23E, and T29S, R24E, MDB&M

TOTAL PROJECT AREA: 2,682 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		35
3.2	EDUCATIONAL FACILITIES		18
3.3	OTHER FACILITIES [SPECIAL USES]		386
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	585	45
5.3	MAXIMUM 10 UNITS/NET ACRE	99	92
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		16
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		110
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	99	1980
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	783	
	TOTAL ACREAGE:		2,682

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 098-00-4-006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Amended Camelot Specific Plan (PROJECT NAME)

Southwest of Community of Mojave (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL):

TOTAL PROJECT AREA: 1117 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
	1.1 STATE AND FEDERAL LAND		
	1.2 INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
	3.1 PUBLIC AND PRIVATE RECREATION AREAS		79
	3.2 EDUCATIONAL FACILITIES		17
	3.3 OTHER FACILITIES (Roadways)		46.8
5.	RESIDENTIAL		
	5.1 MAXIMUM 29 UNITS/NET ACRE	832	37
	5.2 MAXIMUM 16 UNITS/NET ACRE	1661	121
	5.3 MAXIMUM 10 UNITS/NET ACRE	1365	193.2
	5.4 MAXIMUM 4 UNITS/NET ACRE	249	87.7
	5.5 MINIMUM 1.25 GROSS ACRES/UNIT	89	89
	5.6 MINIMUM 2.50 GROSS ACRES/UNIT	64	160
	5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
	5.8 MINIMUM 20. GROSS ACRES/UNIT		
	(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6.	COMMERCIAL		
	6.1 MAJOR COMMERCIAL		
	6.2 GENERAL COMMERCIAL		46
	6.3 HIGHWAY COMMERCIAL		11.3
7.	INDUSTRIAL		
	7.1 LIGHT INDUSTRIAL		141
	7.2 SERVICE INDUSTRIAL		19
	7.3 HEAVY INDUSTRIAL		62
	7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8.	RESOURCE		
	8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
	8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
	8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
	(MIN. 20-AC. OTHER)		
	8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
	8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

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Date: July 1988

TOTAL RECOMMENDED UNITS: 4260 TOTAL ACREAGE: 1117

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVEL IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Cameron Canyon [Project Name] — Hwy. 58 @ Cameron Road [General Area]

LEGAL DESCRIPTION [General]: T11N, R14W; T12N, R13W; T12N, R14W, SBB&M and T32S, R34E, MDB&M

TOTAL PROJECT AREA: 4455 ACRES

			ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		75
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES [SPECIAL USES]		10
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED # OF UNITS	
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	228	285
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	324	810
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	652	3260
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 1204

TOTAL ACREAGE: 4455

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 198-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Chevron Section 1 [Project Name] — Oildale [General Area]

LEGAL DESCRIPTION [General]:

TOTAL PROJECT AREA: 508 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		10
3.3	OTHER FACILITIES [SPECIAL USES]		7
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE	1102	49
5.2	MAXIMUM 16 UNITS/NET ACRE	1482	114
5.3	MAXIMUM 10 UNITS/NET ACRE	1561	223
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		79
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		16
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	4145	
	TOTAL ACREAGE:		508

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 102-01-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Cuddy Valley — [Project Name]
West of Frazier Park — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 29-32, T9N, R20W, & Section 25, T9N, R21W, SBB&M

TOTAL PROJECT AREA: 2425 ACRES

			RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			80
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			91
3.2	EDUCATIONAL FACILITIES			20
3.3	OTHER FACILITIES [SPECIAL USES]			13
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE		259	37
5.4	MAXIMUM 4 UNITS/NET ACRE		312	125
5.5	MAXIMUM 1 UNIT /NET ACRE			
5.6	MINIMUM 2.50 GROSS ACRES/UNIT			
5.7	MINIMUM 5.00 GROSS ACRES/UNIT			
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		13	265
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			9
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE	[MIN. 20-AC.]	47	940
8.2	RESOURCE RESERVE	[MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE	[MIN. 80-AC.]	9	739
		[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT	[MIN. 20-AC.]	5	106

TOTAL RECOMMENDED UNITS: 645

TOTAL ACREAGE: 2425

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 238-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Derby Acres Rural Community [Project Name] — Hwy 33 north of Taft [General Area]

LEGAL DESCRIPTION [General]: Section 10 and W/2 of W/2 Section 11, T31S, R22E, MDB&M

TOTAL PROJECT AREA: 800 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		318.5
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	296	74
5.5	MAXIMUM 1 UNIT /NET ACRE	42	53.5
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		7
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		6.5
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		196
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	5	103

TOTAL RECOMMENDED UNITS: 343

TOTAL ACREAGE: 800

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 137-11-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Desert Lake Rural Community [Project Name] — Hwy 58 West of Boron [General Area]

LEGAL DESCRIPTION [General]: Section 35, T11N, R8W, SBB&M

TOTAL PROJECT AREA: 640 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		18
3.2	EDUCATIONAL FACILITIES		18
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	300	75
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		24.5
6.3	HIGHWAY COMMERCIAL		38
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		31
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	13	277

TOTAL RECOMMENDED UNITS: 1603

TOTAL ACREAGE: 640

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 192-35-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Dustin Acres Rural Community [Project Name] — Hwy 119 East of Taft [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 14-15, & 22-23, T31S, R24E, MDB&M

TOTAL PROJECT AREA: 918 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		20.4
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		41.8
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	4	1
5.5	MAXIMUM 1 UNIT /NET ACRE	380	476
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	7	39
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		1
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		42
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	14	297.5
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 405

TOTAL ACREAGE: 918

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 139-14-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Glennville Rural Community [Project Name] — West of Greenhorn Mt. [General Area]

LEGAL DESCRIPTION [General]: Sections 25 & 26, T25S, R30E, MDB&M

TOTAL PROJECT AREA: 1280 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		2
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		26
3.2	EDUCATIONAL FACILITIES		9
3.3	OTHER FACILITIES [SPECIAL USES]		28
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	36	9
5.5	MAXIMUM 1 UNIT /NET ACRE	8	10
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	50	126
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	5	29
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		14
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	47	946
	[MIN. 20-AC.]	2	44
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	44	2

TOTAL RECOMMENDED UNITS: 148

TOTAL ACREAGE: 1280

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 014-25-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Havilah Rural Community [Project Name] — South of Bodfish [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 2,3,10, & 11, T28S, R32E, MDB&M

TOTAL PROJECT AREA: 454 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		80
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		1
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	48	12
5.5	MAXIMUM 1 UNIT /NET ACRE	25	32
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	28	70
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		1
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	12	256

TOTAL RECOMMENDED UNITS: 113

TOTAL ACREAGE: 454

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 086-10-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

I-5 AND 58 Rural Community [Project Name] — Fwy 5 and Hwy 58 [General Area]

LEGAL DESCRIPTION [General]: Section 16, T29S, R24E, MDB&M

TOTAL PROJECT AREA: 640 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		32.7
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		7
3.2	EDUCATIONAL FACILITIES		10.4
3.3	OTHER FACILITIES [SPECIAL USES]		65.1
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	141	14.1
5.4	MAXIMUM 4 UNITS/NET ACRE	123	30.7
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		15.3
6.3	HIGHWAY COMMERCIAL		109.2
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		80.2
7.2	SERVICE INDUSTRIAL		20.6
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	8	163
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	1	9.5
	TOTAL RECOMMENDED UNITS:	273	
	TOTAL ACREAGE:		640

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 099-16-4-005

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Keene Rural Community Plan (PROJECT NAME) | Keene (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): See legal description on following page.

TOTAL PROJECT AREA: 570 **ACRES**

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		65
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		16
3.3	OTHER FACILITIES		39
3.4	SOLID WASTE FACILITIES		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		20
5.3	MAXIMUM 10 UNITS/NET ACRE		15
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.45	MAXIMUM 2 UNITS/NET ACRE		
5.5	MINIMUM 1 UNIT/NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		68
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		85
5.8	MINIMUM 20 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		21
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		11
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2	RESOURCE RESERVE (MIN. 20-AC. PARCEL)		210
8.3	EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
	(MIN. 20-AC. OTHER)		
8.4	MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5	RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		
	TOTAL RECOMMENDED UNITS/ACREAGE:		570

NOTE: *THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.*

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Kelso Creek [Project Name] — South Lake Isabella [General Area]

LEGAL DESCRIPTION [General]: All of T27S, R35E, & Sections 1-12 T28S, R35E, MDB&M

TOTAL PROJECT AREA: 30720.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		23677
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		2.5
3.2	EDUCATIONAL FACILITIES		10
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	1463	4436
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	400	2000
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		40
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	27	555

TOTAL RECOMMENDED UNITS: 1890

TOTAL ACREAGE: 30720.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 066-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Lost Hills — [Project Name]

West of I-5 on Hwy. 46 — [General Area]

LEGAL DESCRIPTION [General]: Sections 34-36 & E/2 Section 31, T26S, R21E; E/2 Section 4 & all Sections 1-3, T27S, R21E; Section 31, T26S, R22E; Section 6, T27S, R22E, MDB&M

TOTAL PROJECT AREA: 5875 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		300
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		145
3.2	EDUCATIONAL FACILITIES		43
3.3	OTHER FACILITIES [SPECIAL USES]		145
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	652	29
5.2	MAXIMUM 16 UNITS/NET ACRE	208	16
5.3	MAXIMUM 10 UNITS/NET ACRE	1953	279
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		30
6.3	HIGHWAY COMMERCIAL		220
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		258
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	13	4160
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	12	250

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TOTAL RECOMMENDED UNITS: 2838

TOTAL ACREAGE: 5875

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 029-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Marvin Bartel [Project Name] — West Rosedale [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 2, T24S, R26W, MDB&M

TOTAL PROJECT AREA: 77.8 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		5.6
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	70	23.9
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		46.3
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 70

TOTAL ACREAGE: 77.8

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 101-02-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

McKittrick Rural Community [Project Name] — Hwy 58 & Hwy 33 [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 20 & 21, T30S, R22E, MDB&M

TOTAL PROJECT AREA: 960 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		3
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		1.5
3.2	EDUCATIONAL FACILITIES		32
3.3	OTHER FACILITIES [SPECIAL USES]		10
3.4	SOLID WASTE FACILITIES		2.5
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	110	11
5.4	MAXIMUM 4 UNITS/NET ACRE	60	15
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	7	35
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		7
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		7
7.2	SERVICE INDUSTRIAL		113
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		340
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	17	353
	TOTAL RECOMMENDED UNITS:	196	
	TOTAL ACREAGE:		960

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 118-20-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Mendiburu Springs — [Project Name]
Southeast of Tehachapi — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 34-36, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 975 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		2.5
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	56	5
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	84	30
5.5	MAXIMUM 1 UNIT /NET ACRE	73	105
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	80	200
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	5	102
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		10
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	4	93
8.2	RESOURCE RESERVE [MIN. 20-AC.]	17	340
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	0	87.5

TOTAL RECOMMENDED UNITS: 319

TOTAL ACREAGE: 975

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 166-34-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Monolith [Project Name] East of Tehachapi [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 25, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 263 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	238	34
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		229
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	238	
	TOTAL ACREAGE:		263

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 166-25-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

North Cummings — [Project Name]
Cummings Vally — [General Area]

LEGAL DESCRIPTION [General]: Portions of T32S, R31E, & R32E, MDB&M

TOTAL PROJECT AREA: 3226 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	264	800
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	5	1746
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		680
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 269
TOTAL ACREAGE: 3226

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 165-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Oglesby [Project Name] — Hwy 58 east of I-5 [General Area]

EGAL DESCRIPTION [General]: SW/4 Section 15, T29S, R24E, MDB&M

TOTAL PROJECT AREA: 190 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		17
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	434	62
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		51
6.3	HIGHWAY COMMERCIAL		60
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	434	
	TOTAL ACREAGE:		190

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

ILE NUMBER 099-15-4-009

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Old Towne — [Project Name]
West of Tehachapi — [General Area]

LEGAL DESCRIPTION [General]: Section 25, T32S, R32E, & W/2 Section 30, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 982 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		9
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		18
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	120	16
5.4	MAXIMUM 4 UNITS/NET ACRE	133	52
5.5	MAXIMUM 1 UNIT /NET ACRE	76	96
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	123	308
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	3	57
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		72
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		14
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		64
7.2	SERVICE INDUSTRIAL		31
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	2	51
8.2	RESOURCE RESERVE [MIN. 20-AC.]		194
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	457	
	TOTAL ACREAGE:		982

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 165-25-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

O'Neil Canyon [Project Name] — Lebec, west of I-5 [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 15-22 and 27-30, T9N, R19W, SBB&M

TOTAL PROJECT AREA: 4832.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		2240
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		40.5
3.2	EDUCATIONAL FACILITIES		10
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	1260	180
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		60
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		25
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		2277
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 1260

TOTAL ACREAGE: 4832.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 237-15-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Pine Mountain Club [Project Name] — Southwest County [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 17-21,29,30, T9N, R21W, & portions of Sections 13,24,25, T9N, R22W, SBB&M

TOTAL PROJECT AREA: 3270 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		8
3.2	EDUCATIONAL FACILITIES		12
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	450	20
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	2537	1015
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		11
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		2204

TOTAL RECOMMENDED UNITS: 2987

TOTAL ACREAGE: 3270

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 239-17-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Pines of Havilah Rural Community [Project Name] — South of Havilah [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 11-10, 14-15, T28S, R32S, MDB&M

TOTAL PROJECT AREA: 1090.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	28	7
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	23	29.5
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	27	68.5
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	91	458.5
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		1
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	24	494

TOTAL RECOMMENDED UNITS: 216

TOTAL ACREAGE: 1090.5

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 086-10-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Pumpkin Center [Project Name] — Greenfield, west of 99 [General Area]

LEGAL DESCRIPTION [General]: Portion of S/2 Section 36, T30S, R27E, & N/2 Section 1, T31S, R27E, MDB&M

TOTAL PROJECT AREA: 562 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		20
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	299	23
5.3	MAXIMUM 10 UNITS/NET ACRE	385	55
5.4	MAXIMUM 4 UNITS/NET ACRE	125	50
5.5	MAXIMUM 1 UNIT /NET ACRE	121	230
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		45
6.3	HIGHWAY COMMERCIAL		14
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		20
7.2	SERVICE INDUSTRIAL		40
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	2	45
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	932	
	TOTAL ACREAGE:		562

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 123-36-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Ridgecrest Ranchos — [Project Name]
West Ridgecrest — [General Area]

LEGAL DESCRIPTION [General]: Section 6, T27S, R40E, MDB&M

TOTAL PROJECT AREA: 638 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		312.5
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	172	325.5
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 172

TOTAL ACREAGE: 638

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 071-06-4-006

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

Rosamond (Project Name) — West of Edwards Air Force Base (General Area)

LEGAL DESCRIPTION: Generally E/2 Sections 3, 10, 15, 22, 27, & 34; all of Sections 1, 2, 11-14, 23-26, 35, & 36, T9N, R13W, SBB&M; W/2 Sections 8, 10, 15, 22, 27, & 34; all of Sections 4-9, 16-21, 28-33, T9N, R12W, SBB&M

TOTAL PROJECT AREA: 22,619 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		965
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		93
3.3	OTHER FACILITIES (SPECIAL USES)		241
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.5.1	HAZARDOUS WASTE TREATMENT FACILITIES		
3.5.2	HAZARDOUS WASTE TRANSFER AND STORAGE FACILITIES		
3.5.3	HAZARDOUS WASTE INCINERATOR FACILITIES		
3.5.4	HAZARDOUS WASTE RESIDUAL REPOSITORY FACILITIES		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	10,890	484
5.2	MAXIMUM 16 UNITS/NET ACRE	1,469	113
5.3	MAXIMUM 10 UNITS/NET ACRE	36,813	5,259
5.4	MAXIMUM 4 UNITS/NET ACRE	1,763	705
5.45	MAXIMUM 2 UNITS/NET ACRE	765	425
5.6	MINIMUM 2.5 GROSS ACRES/UNIT	4,847	12,118
5.7	MINIMUM 5 GROSS ACRES/UNIT		
5.8	MINIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		308
6.3	HIGHWAY COMMERCIAL		85
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		396
7.3	HEAVY INDUSTRIAL		518
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		590
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)		
	(MINIMUM 20 ACRES)		
8.4	MINERAL AND PETROLEUM		280
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)		44

TOTAL RECOMMENDED UNITS: 56,616

TOTAL ACREAGE: 22,619

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

Revised 12/11/89

FILE NUMBER: 230-00 4 006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Roy Fast [Project Name] — West Rosedale [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 23, T29S, R26E, MDB&M

TOTAL PROJECT AREA: 30 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	20	30
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 20

TOTAL ACREAGE: 30

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 101-23-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Sand Canyon [Project Name] — East of Tehachapi [General Area]

LEGAL DESCRIPTION [General]: Sections 19-36, T31S, R34E; Sections 1-15, 23-28, & portions of Sections 34-36, T32S, R34E, MDB&M

TOTAL PROJECT AREA: 28280 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		2360
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		3720
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	1065	3230
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	70	1400
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		70
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		17500

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TOTAL RECOMMENDED UNITS: 1135

TOTAL ACREAGE: 28280

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 149-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

South Lake Isabella — [Project Name]
Lake Isabella — [General Area]

LEGAL DESCRIPTION [General]: Secs. 22-27, 34-36, T26S, R33E; Secs. 1-3, 10-12, T27S, R33E; Secs. 19-21, 27-34, & pors. of Secs. 15,22,23 & 26, T26S, R34E, MDB&M

TOTAL PROJECT AREA: 15101.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		505.5
3.2	EDUCATIONAL FACILITIES		50
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	1350	60
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	18165	2595
5.4	MAXIMUM 4 UNITS/NET ACRE	9145	3658
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	117	356
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		76
6.3	HIGHWAY COMMERCIAL		18
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		63
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		1567
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		6153
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 28777

TOTAL ACREAGE: 15101.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 042-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

South of Invokern
[Project Name]

Invokern
[General Area]

LEGAL DESCRIPTION [General]: Sections 1,2,12,13 & E/2 of Sections 2,11 & 14 T27S, R38E; & all Sections 4-9, 6-18, T27S, R39E, MDB&M

TOTAL PROJECT AREA: 8565 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		1200
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	2171	6580
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		785

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TOTAL RECOMMENDED UNITS: 2171

TOTAL ACREAGE: 8565

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

LP FILE NUMBER 070-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

South of Mojave, Elephant Butte [Project Name] — South of Mojave,W of 14 [General Area]

LEGAL DESCRIPTION [General]: Sections 25,26,35 & 36, T11N, R13W; Sections 1,2 & por. 13, T10N, R13W; portions of Sections 28 & 33 & all Sections 29-32, T11N, R13W; Sections 5-7 & por. Sections 4 & 8, T10N, R12W, SBB&M

TOTAL PROJECT AREA: 9302 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		280
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1225	175
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	2356	7140
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		82
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		1500
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		125

TOTAL RECOMMENDED UNITS: 3581

TOTAL ACREAGE: 9302

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 196-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

South of Willow Springs [Project Name] — Antelope Valley, E.Kern [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 20-22,27 & 29 & all of Section 28, T9N, R14W, SBB&M

TOTAL PROJECT AREA: 1920 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	620	1880
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		40

TOTAL RECOMMENDED UNITS: 620

TOTAL ACREAGE: 1920

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 232-20-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Stallion Springs Phase II — [Project Name]
Horsethief Flat — [General Area]

LEGAL DESCRIPTION [General]: Portions of T32S, R30E & R31E, MDB&M and portions of T12N, R17W & R18W, SBB&M

TOTAL PROJECT AREA: 10429 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		25
3.2	EDUCATIONAL FACILITIES		8
3.3	OTHER FACILITIES [SPECIAL USES]		58
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	972	459.2
5.5	MAXIMUM 1 UNIT /NET ACRE	1470	1470.4
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	500	1250
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		3751.5
	[MIN. 20-AC.]		3409.9
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 2442

TOTAL ACREAGE: 10429

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 163-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Stallion Springs Tract 4286 [Project Name] — Stallion Springs Phase1 [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 31, T12N, R16W, SBB&M.

TOTAL PROJECT AREA: 90 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	225	90
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 225
TOTAL ACREAGE: 90

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 183-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tupman Rural Community [Project Name] — East of Elk Hills [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 24 & 25, T30S, R24E, MDB&M

TOTAL PROJECT AREA: 147.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		.8
3.2	EDUCATIONAL FACILITIES		13.5
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	297	42.5
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	2	4
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		0.4
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	3	58.4
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		25.8
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	302	
	TOTAL ACREAGE:		147.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 120-24-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Valley Acres Rural Community [Project Name] — Hwy 119, E. of Taft [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 21, 28 & 29, T31S, R24E, MDB&M

TOTAL PROJECT AREA: 640 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	252	134
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	6	15
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		7
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	17	342
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		120
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	299	
	TOTAL ACREAGE:		640

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 139-20-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Ventura Westlake — Mojave, west of Hwy. 14
[Project Name] [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 18, T11N, R12W, SBB&M

TOTAL PROJECT AREA: 40 ACRES

			ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED # OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	152	40
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 152

TOTAL ACREAGE: 40

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 196-18-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Wonder Acres [Project Name] — Hwy 14 @ Ca. City Blvd. [General Area]

LEGAL DESCRIPTION [General]: T32S, R36E, MDB&M

TOTAL PROJECT AREA: 2137 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		200
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	182	14
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	106	132
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	606	1515
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	54	273
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		1
6.3	HIGHWAY COMMERCIAL		2
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 948

TOTAL ACREAGE: 2137

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 169-21-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Woody Rural Community [Project Name] — Iron and Blue Mountains [General Area]

LEGAL DESCRIPTION [General]: SE/4 Section 34, SW/4 Section 35, T25S R29E, NE/4 Section 3, NW/4 Sec. 2, MDB&M

TOTAL PROJECT AREA: 640 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5.5
3.2	EDUCATIONAL FACILITIES		3
3.3	OTHER FACILITIES [SPECIAL USES]		5
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	132	33
5.5	MAXIMUM 1 UNIT /NET ACRE	16	20.5
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	9	22.5
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	2	10.5
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		8.5
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]	25	506.5
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	0	25

TOTAL RECOMMENDED UNITS: 125

TOTAL ACREAGE: 640

NOTE: **The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.**

FILE NUMBER 013-34-4-005

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Casa Loma [Project Name] — Southeast Bakersfield [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 4-9, 16-18, T30S, R28E, MDB&M

TOTAL PROJECT AREA: 3461 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		103
1.2	INCORPORATED CITIES		598
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		21
3.2	EDUCATIONAL FACILITIES		21
3.3	OTHER FACILITIES [SPECIAL USES]		393
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	1040	80
5.3	MAXIMUM 10 UNITS/NET ACRE	2891	413
5.4	MAXIMUM 4 UNITS/NET ACRE	733	293
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	26	65
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		211
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		172
7.2	SERVICE INDUSTRIAL		641
7.3	HEAVY INDUSTRIAL		450
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 4690

TOTAL ACREAGE: 3461

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 124-04-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Golden Hills — [Project Name]
West of Tehachapi — [General Area]

LEGAL DESCRIPTION [General]: T32S, R32E; T32S, R33E, MDB&M

TOTAL PROJECT AREA: 5908.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		181
3.2	EDUCATIONAL FACILITIES		70
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	4252	189
5.2	MAXIMUM 16 UNITS/NET ACRE	377	29
5.3	MAXIMUM 10 UNITS/NET ACRE	9898	1414
5.4	MAXIMUM 4 UNITS/NET ACRE	2844	1016
5.5	MAXIMUM 1 UNIT /NET ACRE	48	60
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	717	1793
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	10	50
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		83.5
6.2	GENERAL COMMERCIAL		28
6.3	HIGHWAY COMMERCIAL		5
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]	52	1042
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		20
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 18198

TOTAL ACREAGE: 5980.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 165-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Mayfair — Weedpatch Hwy @ Muller
[Project Name] [General Area]

LEGAL DESCRIPTION [General]: Sections 11-14, T30S, R28E, MDB&M

TOTAL PROJECT AREA: 1904 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES [SPECIAL USES]		15
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	494	38
5.3	MAXIMUM 10 UNITS/NET ACRE	1036	148
5.4	MAXIMUM 4 UNITS/NET ACRE	338	121
5.5	MAXIMUM 1 UNIT /NET ACRE	492	615
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	9	23
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		5
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		466
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		463
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 2369

TOTAL ACREAGE: 1904

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 124-11-4-006

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

WILLOW SPRINGS SPECIFIC PLAN (Project Name) — ANTELOPE VALLEY-EAST KERN (General Area)

TOTAL PROJECT AREA: 44,800 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		700
1.2	INCORPORATED CITIES		0
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		435
3.2	EDUCATIONAL FACILITIES		50
3.3	OTHER FACILITIES (SPECIAL USES)		902
3.4	SOLID WASTE FACILITIES		180
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		0
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		0
4.	SPECIAL TREATMENT AREAS		
4.2	RURAL COMMUNITY	50	160
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	0	0
5.2	MAXIMUM 16 UNITS/NET ACRE	0	0
5.3	MAXIMUM 10 UNITS/NET ACRE	0	0
5.4	MAXIMUM 4 UNITS/NET ACRE	0	0
5.5	MAXIMUM 1 UNIT/NET ACRE	1,225	1,225
5.6	MINIMUM 2.5 GROSS ACRES/UNIT	5,980	14,950
5.7	MINIMUM 5 GROSS ACRES/UNIT	1,022	5,110
5.75	MINIMUM 10 GROSS ACRES/UNIT	215	2,155
5.8	MINIMUM 20 GROSS ACRES/UNIT	247	4,937
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		80
6.2	GENERAL COMMERCIAL		100
6.3	HIGHWAY COMMERCIAL		40
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		640
7.2	SERVICE INDUSTRIAL		160
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)	281	5,635
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)	0	0
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)	0	0
	(MINIMUM 20 ACRES)	0	0
8.4	MINERAL AND PETROLEUM	0	3
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)	363	7,268
	EXISTING LAND DIVISION LOTS (NONCONFORMING)	2,765	

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TOTAL RECOMMENDED UNITS: 12,148

TOTAL ACREAGE: 44,800

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

The adopted final plan coupled with existing land division would allow approximately 12,148 dwelling units, which, at 2.65 persons per unit, would yield 32,100 people. Existing number of dwelling units is 240, and existing population is 635 people. Calculations are in gross acres and do not include hazard overlay calculation or net road acreage.

FILE NUMBER: 231-00 4 006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Breckenridge Hills — East Bakersfield
[Project Name] — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 20-22, 27-29 & 32-34, T29S, R29E; portions of Sections 3-5, T30S, R29E, MDB&M

TOTAL PROJECT AREA: 5405 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		30
3.2	EDUCATIONAL FACILITIES		10
3.3	OTHER FACILITIES [SPECIAL USES]		140
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	1300	100
5.3	MAXIMUM 10 UNITS/NET ACRE	4200	600
5.4	MAXIMUM 4 UNITS/NET ACRE	1250	500
5.5	MAXIMUM 1 UNIT /NET ACRE	159	300
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	52	160
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	25	125
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		15
6.2	GENERAL COMMERCIAL		25
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		80
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	113	2260
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		1060
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 7099

TOTAL ACREAGE: 5405

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 104-00-4-006

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

Inyokern Specific Plan (Project Name) — Inyokern (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 25 and 36, T26S, R38E, MDB&M; portions of Sections 19, 20, and 30, and all of Sections 29, 31, and 32, T26S, R39E, MDB&M

TOTAL PROJECT AREA: 3,295 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NONJURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		113
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		22
3.2	EDUCATIONAL FACILITIES		9
3.3	OTHER FACILITIES (SPECIAL USES)		57
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	2,990	230
5.3	MAXIMUM 10 UNITS/NET ACRE	2,443	349
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT/NET ACRE	580	580
5.6	MINIMUM 2.5 GROSS ACRES/UNIT	420	1,051
5.7	MINIMUM 5 GROSS ACRES/UNIT		
5.8	MINIMUM 20 GROSS ACRES/UNIT		
	(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICES AND URBAN SERVICES AVAILABLE)		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		65
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		190
7.2	SERVICE INDUSTRIAL		584
7.3	HEAVY INDUSTRIAL		45
7.4	AGRICULTURAL INDUSTRIAL AND SERVICE		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES) (MINIMUM 20 ACRES)		
8.4	MINERAL AND PETROLEUM (MINIMUM 5 ACRES)		
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)		

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TOTAL RECOMMENDED UNITS: 6,443

TOTAL ACREAGE: 3,295

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

North Edwards Specific Plan (Project Name) — North Edwards (General Area)

LEGAL DESCRIPTION: (General): Portion of SW corner of T11N, R9W, SBB&M
TOTAL PROJECT AREA: 4,783 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		64
3.2	EDUCATIONAL FACILITIES		8
3.3	OTHER FACILITIES (SPECIAL USES)		28
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.5.1	HAZARDOUS WASTE TREATMENT FACILITIES		
3.5.2	HAZARDOUS WASTE TRANSFER AND STORAGE FACILITIES		
3.5.3	HAZARDOUS WASTE INCINERATOR FACILITIES		
3.5.4	HAZARDOUS WASTE RESIDUAL REPOSITORY FACILITIES		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	2,592	162
5.3	MAXIMUM 10 UNITS/NET ACRE	8,900	890
5.4	MAXIMUM 4 UNITS/NET ACRE	4,140	1,035
5.45	MAXIMUM 2 UNITS/NET ACRE		
5.5	MINIMUM 1.25 GROSS ACRES/UNIT		
5.6	MINIMUM 2.5 GROSS ACRES/UNIT	338	846
5.7	MINIMUM 5 GROSS ACRES/UNIT		
5.8	MINIMUM 20 GROSS ACRES/UNIT		
	(UP TO 20 PERCENT DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		63
6.3	HIGHWAY COMMERCIAL		284
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		473
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		880
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)		
	(MINIMUM 20 ACRES)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)	2	50

TOTAL RECOMMENDED UNITS: 15,972 TOTAL AC: 4,783

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER: 193-00-4 296 (2/2/00)

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

Keene Ranch Specific Plan (Project Name) | Keene (General Area)

LEGAL DESCRIPTION: See legal description on following page.

TOTAL PROJECT AREA: 12,520 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NONJURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		118
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		609
3.2	EDUCATIONAL FACILITIES		16
3.3	OTHER FACILITIES		134
3.4	SOLID WASTE FACILITIES		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.35	MAXIMUM 7 UNITS/NET ACRE		132
5.4	MAXIMUM 4 UNITS/NET ACRE		310
5.45	MAXIMUM 2 UNITS/NET ACRE		355
5.5	MAXIMUM 1 UNIT/NET ACRE		1,185
5.6	MINIMUM 2.5 GROSS ACRES/UNIT		1,922
5.7	MINIMUM 5 GROSS ACRES/UNIT		1,184
5.8	MINIMUM 20 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		35
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)		
	(MINIMUM 20 ACRES)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)		6,520

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TOTAL RECOMMENDED UNITS: 2,475

TOTAL ACREAGE: 12,520

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or General Plan policies require reduction.

FILE NUMBER: _____

APPENDIX C

APPENDIX C

RURAL COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS

(Map Code 4.2)

Recognition of any rural community should include basic principles which reflect that the existing land use is unique relative to surrounding uses. A rural community is limited in expansion potential because of those surrounding uses, which are usually of a resource nature. Yet it is capable of providing facilities and services necessary to sustain a neighborhood and create an aesthetic environment conducive to countywide goals. For purposes of the General Plan, a rural community shall be considered in settlements with a population of less than 1000 persons.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any subsequently adopted specific plan or precise development plan within the Rural Comunity area.

This Appendix contains a series of Interim Rural Community Plan Maps for applicable Map Code 4.2 areas which are in effect until formal Specific Plans can be adopted for each respective community. Until a formal Specific Plan is adopted, proposed amendments to any Interim Rural Community Plan Map will require a General Plan Amendment of this Element. The following special guidelines shall be used to augment guidelines in Appendix D for developing and adopting Specific Plans for each Rural Community.

LAND USE GUIDELINES - RESIDENTIAL

1. Housing density should not exceed 16 d.u./net acre.

2. Ultimate minimum lot sizes shall be subject to approval by the Kern County Health Department and the Regional Water Quality Control Board (RWQCB) where individual sewage disposal systems are proposed.

3. Mobilehomes should be sited in a manner which is compatible with adjacent structures.

4. Overall residential density patterns shall be guided by consideration of: land capability, provision of adequate circulation to accommodate local traffic, the provision of adequate service facilities, and environmental limitations.

5. Use of energy conservation techniques, methods, and materials are to be encouraged.

6. The County should develop programs to stimulate remodeling, landscaping, and rehabilitation of decaying dwellings within the community.

7. Access should be from local streets. Access from major and secondary thoroughfares should be considered only when special design features (alleys, frontage roads, etc.) make this approach feasible.

8. The exploration for and development and production of natural resources should be allowed, but such activities should be subject to reasonable restrictions so as to minimize the impact upon other authorized uses.

LAND USE GUIDELINES - COMMERCIAL

Although the scale of residential use may be generally minimal in intensity when compared to the County as a whole, commercial services and development will provide, in most cases, a shopping nucleus for rural residents within a radius of several miles. Also, some communities are located along major transportation routes which generate demands for tourist-oriented commercial facilities. Also, some communities are situated within intensive resource productive areas which result in some agricultural, petroleum extraction, and like-oriented commercial facilities.

Therefore, no ratio of commercial to residential use would appear appropriate because of the uniqueness each rural community may have related to commercial use.

Typically, a rural community should have more than one of the following commercial uses:

Food Market
Service Station
Drive-in Restaurant
Bar or Tavern
Auto Parts Store
Barber/Beauty Shop
Laundry
General Hardware

Of course, a more complex variety of commercial uses is initiated into the community as population, resource production, and transportation components demand increase.

Development Standards:

1. All commercial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.

2. Illumination standards should be established for each community consistent with it major land-use characteristic, i.e., residential, resource service, tourist service, or institutional.

3. Division of commercial properties should be in accordance with the requirements of the State Subdivision Map Act and the Kern County Final Map Subdivision Ordinance.

4. Proper barriers, including walls, berms, and landscaping, should be provided where necessary to separate nonconforming uses or to camouflage unsightly areas, such as refuse or box bins.

5. Compact commercial units that are energy efficient and with direct pedestrian accessibility to neighborhood residents should be encouraged.

6. Vehicular traffic-oriented commercial development should be sited in appropriate areas with efficient accessibility that does not conflict with traffic movement patterns and rates. Access should be designed to minimize hazardous traffic conditions.

7. Provision of adequate off-street parking will be necessary.

LAND USE GUIDELINES - INDUSTRIAL

Heavy industrial use would not appear compatible with the intent and purpose of the Rural Community designation.

Development Standards:

1. All industrial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.

2. Illumination standards should be consistent with the community commercial illumination standards.

3. Outside storage should be appropriately screened on all sides.

4. Uses permitted within the industrial area should directly relate to the uniqueness and major land-use characteristic of the community, i.e., residential, resource service, tourist service, or institutional.

LAND USE GUIDELINES - RESOURCE, OPEN SPACE

1. No premature development should occur beyond the boundaries of the rural community which are directly related to said community unless the area within is fully developed and additional studies reveal necessity for expansion.

LAND USE GUIDELINES - INSTITUTIONAL AND PUBLIC SERVICE FACILITIES

1. Schools, parks, fire stations, libraries, Sheriff's substations, post offices, medical facilities other than commercial offices, public assembly buildings, and the like shall be reviewed as to location and site development by the County Planning Agency. Recommendations pursuant to Government Code Section 65402 requirements are necessary.

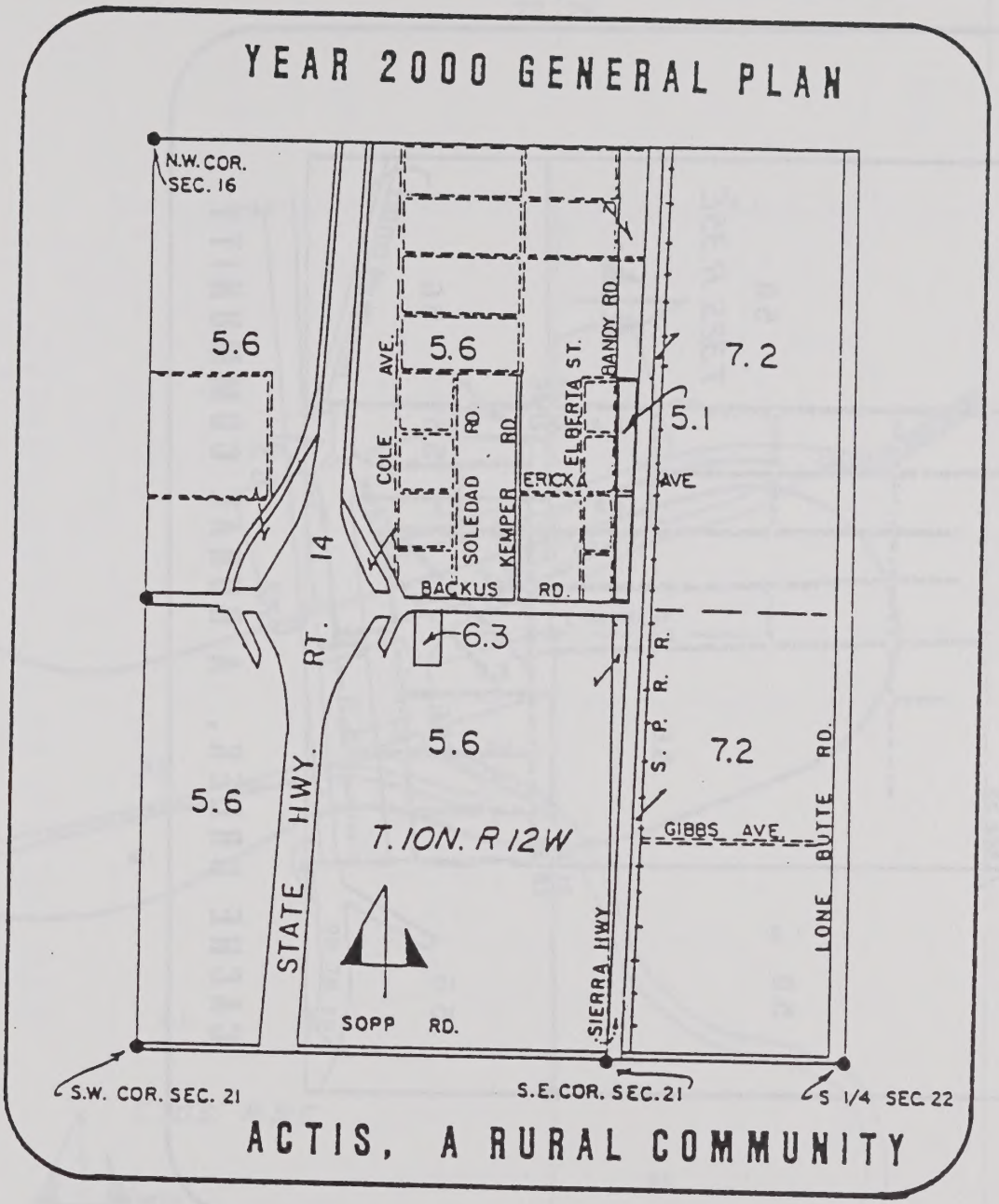
LAND USE GUIDELINES - GENERAL PROVISIONS

1. Each Rural Community designated on the Land Use, Open Space and Conservation Element Map Code 4.2 should, within a reasonable time, have a specific plan prepared and adopted for it pursuant to Government Code Sections 65450, et seq. Prior to adoption of the Rural Community Specific Plan, an appropriate land use diagram shall be adopted through the appropriate General Plan amendment. Upon adoption of the Rural Community Specific Plan, the applicable Interim Rural Community Plan Map within this Appendix shall be removed and a "maximum allowed land use table" shall be adopted and included within Appendix B; the Plan Map Code indicating the community shall be amended from Map Code 4.2 to Map Code 4.1, Accepted County Plan.

2. Any development proposal within a two-mile radius of the plan area which exceeds 25% of the existing population or other like nonresource acreage would require a specific plan. If a specific plan has been prepared for the community, such a developent proposal would require a specific plan amendment which would include addressing the entire community commensurate with the proposed development.

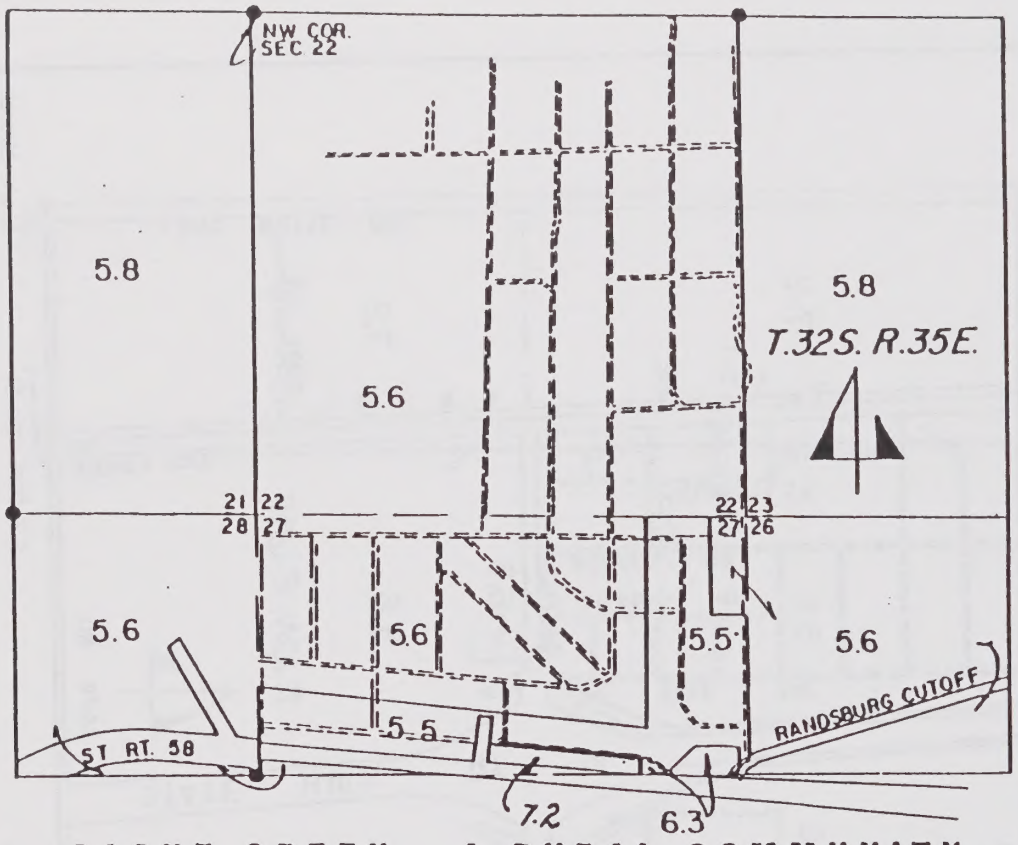
TABLE OF INTERIM RURAL COMMUNITY PLAN MAPS

RURAL COMMUNITY	PAGE
Actis	C-6
Cache Creek	C-7
Caliente	C-8
Cantil	C-9
Fellows	C-10
Fremont	C-11
Jawbone Canyon	C-12
Mettler	C-13
Mexican Colony-Cherokee Strip	C-14
Paris-Loraine	C-15
Pond	C-16
Randsburg-Johannesburg	C-17
Smith's Corner	C-18
Twin Oaks	C-19



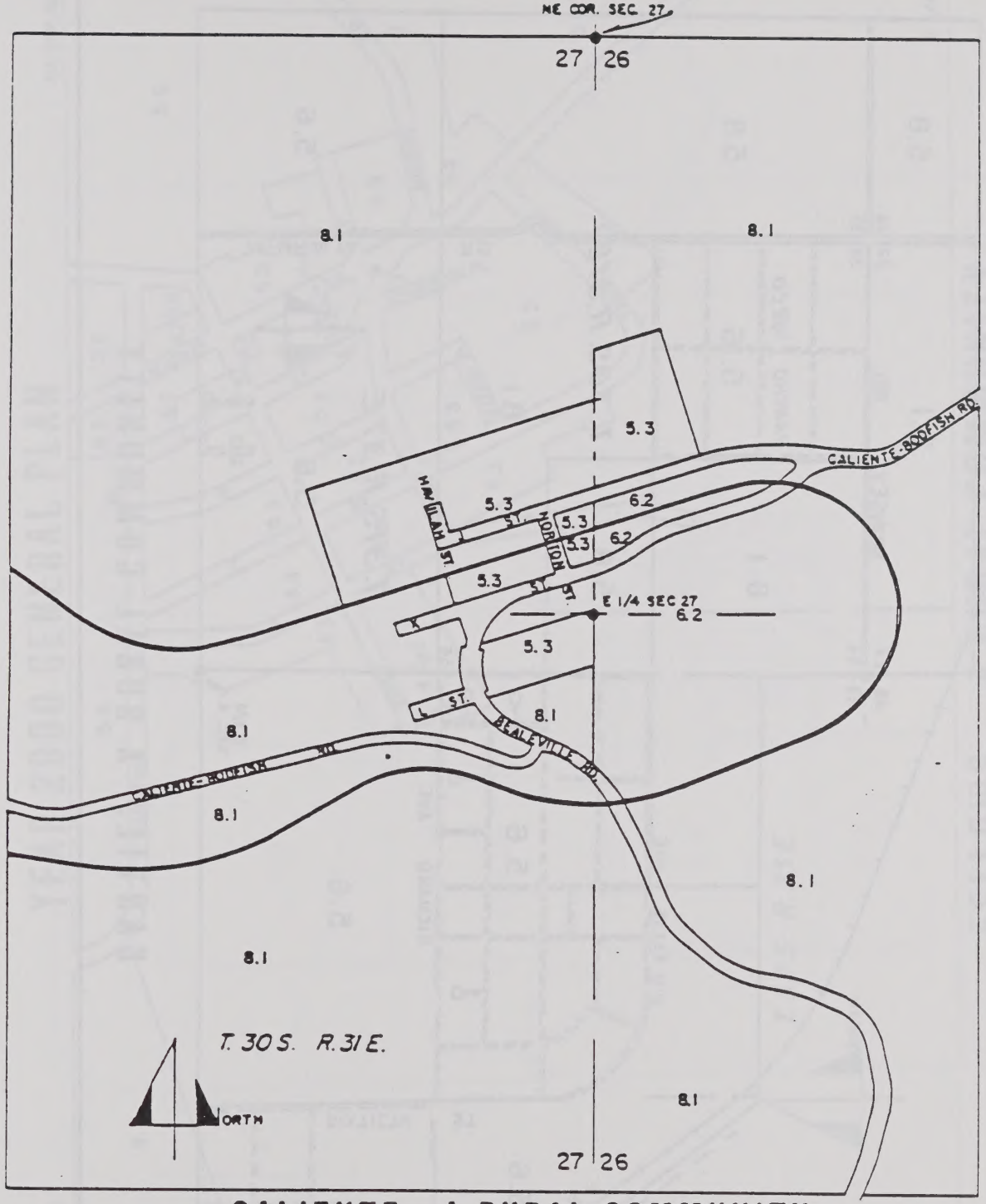
AMENDMENTS: ORD. 89-494, dated 6/19/89

YEAR 2000 GENERAL PLAN



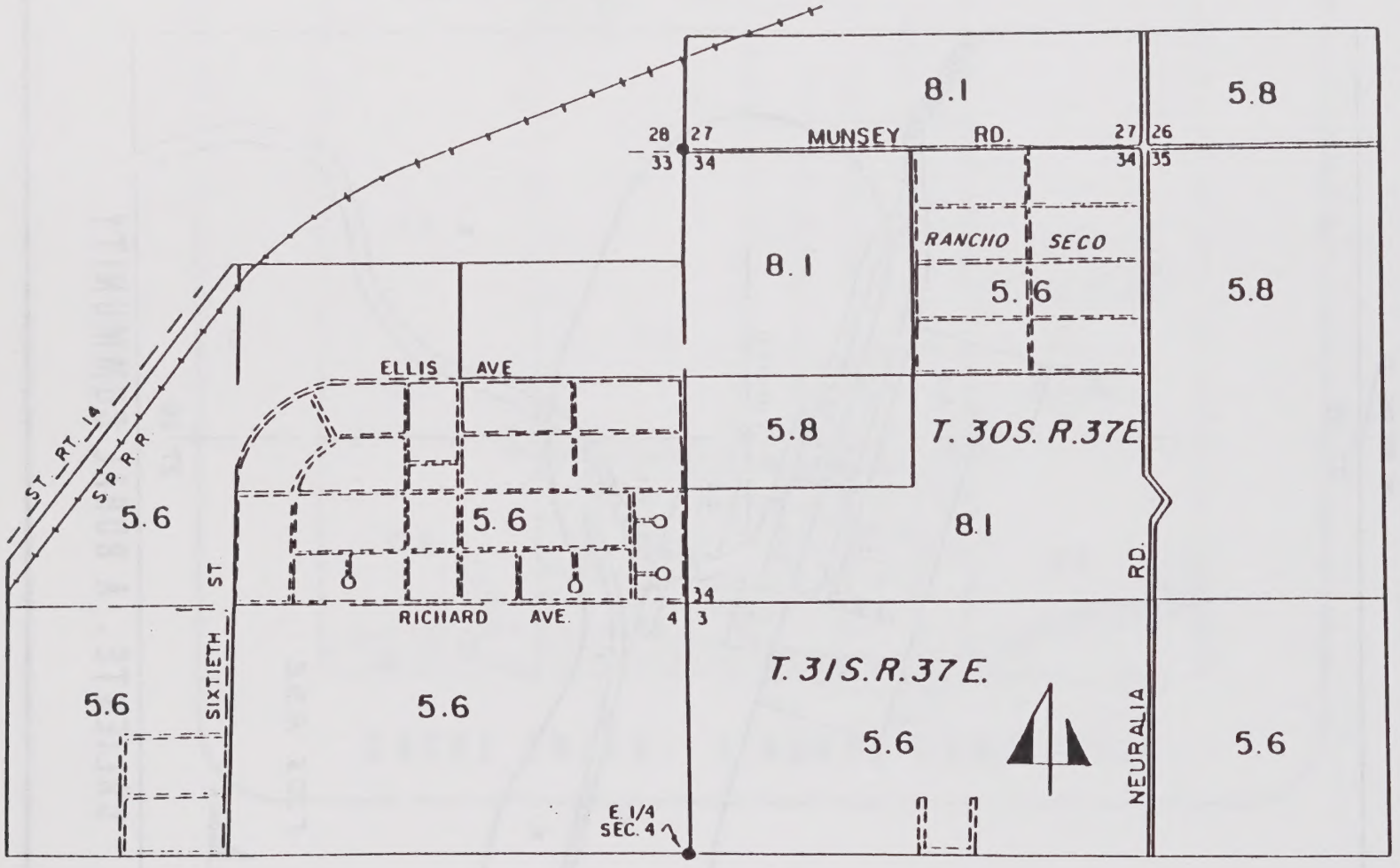
CACHE CREEK, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



CALIENTE, A RURAL COMMUNITY

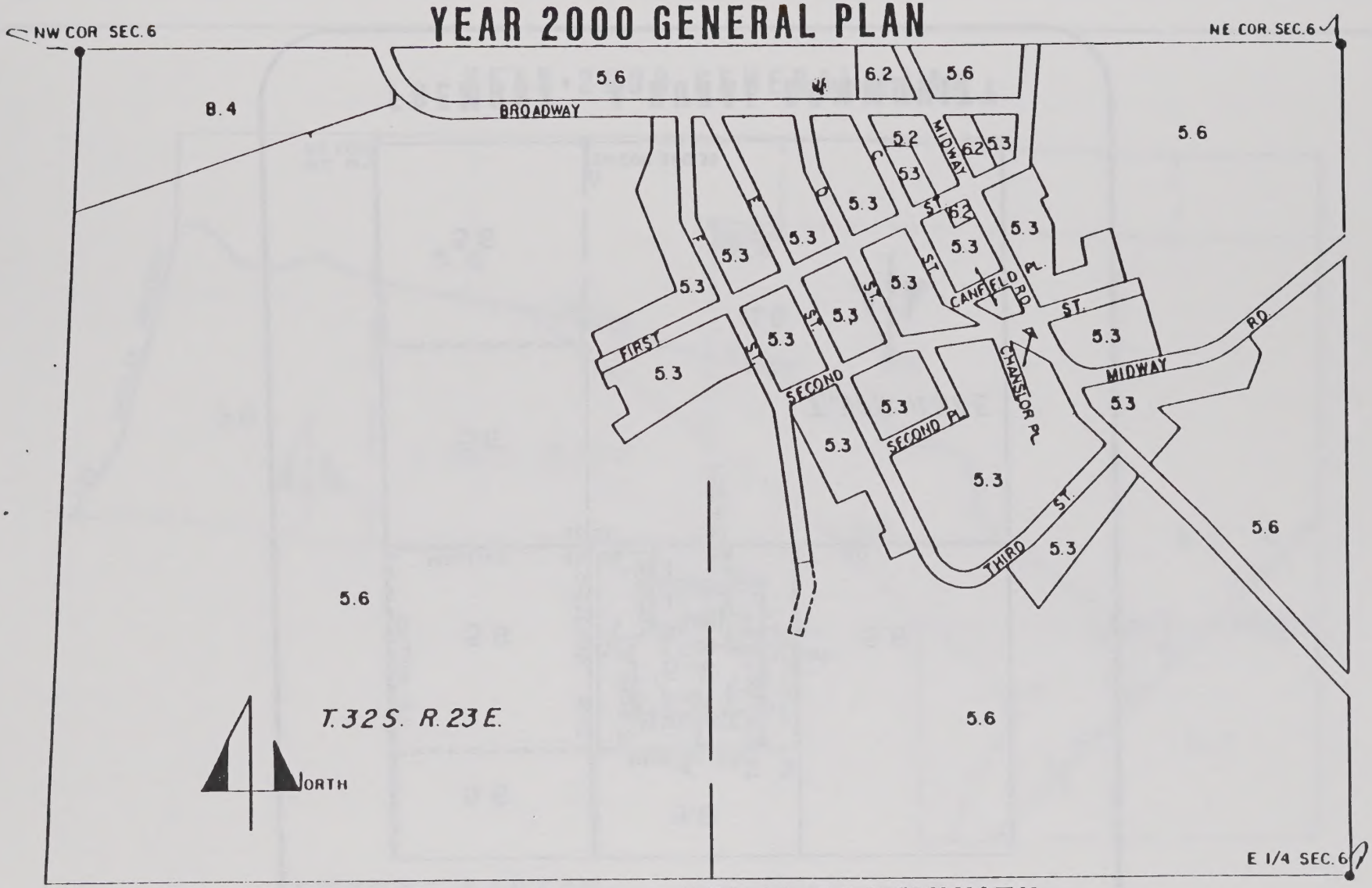
YEAR 2000 GENERAL PLAN



C-9

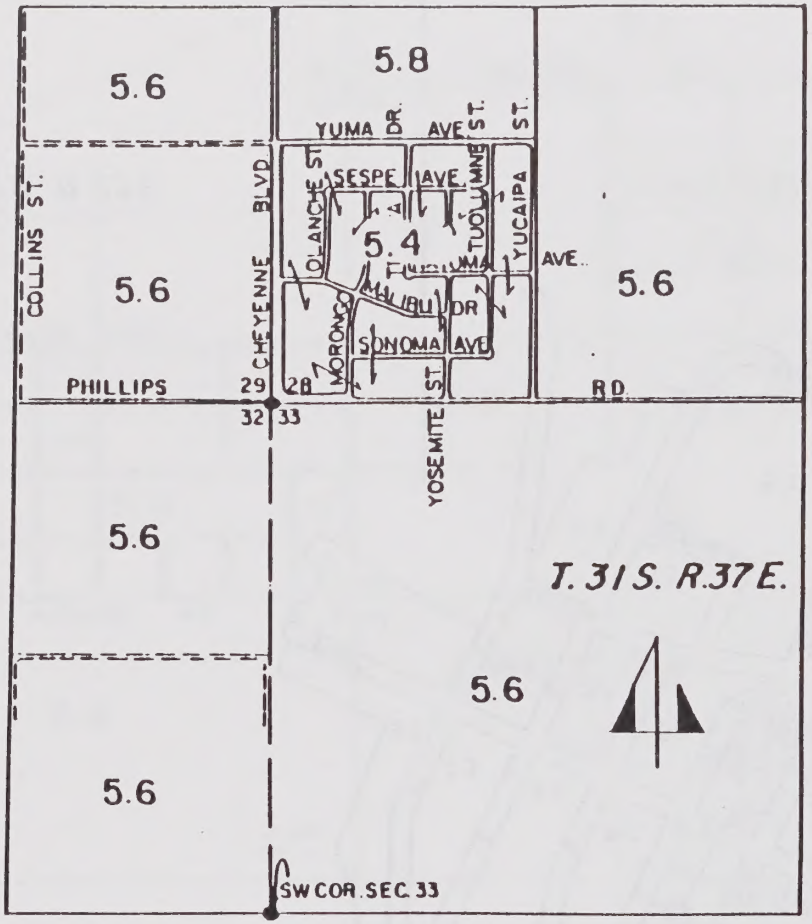
CANTIL, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



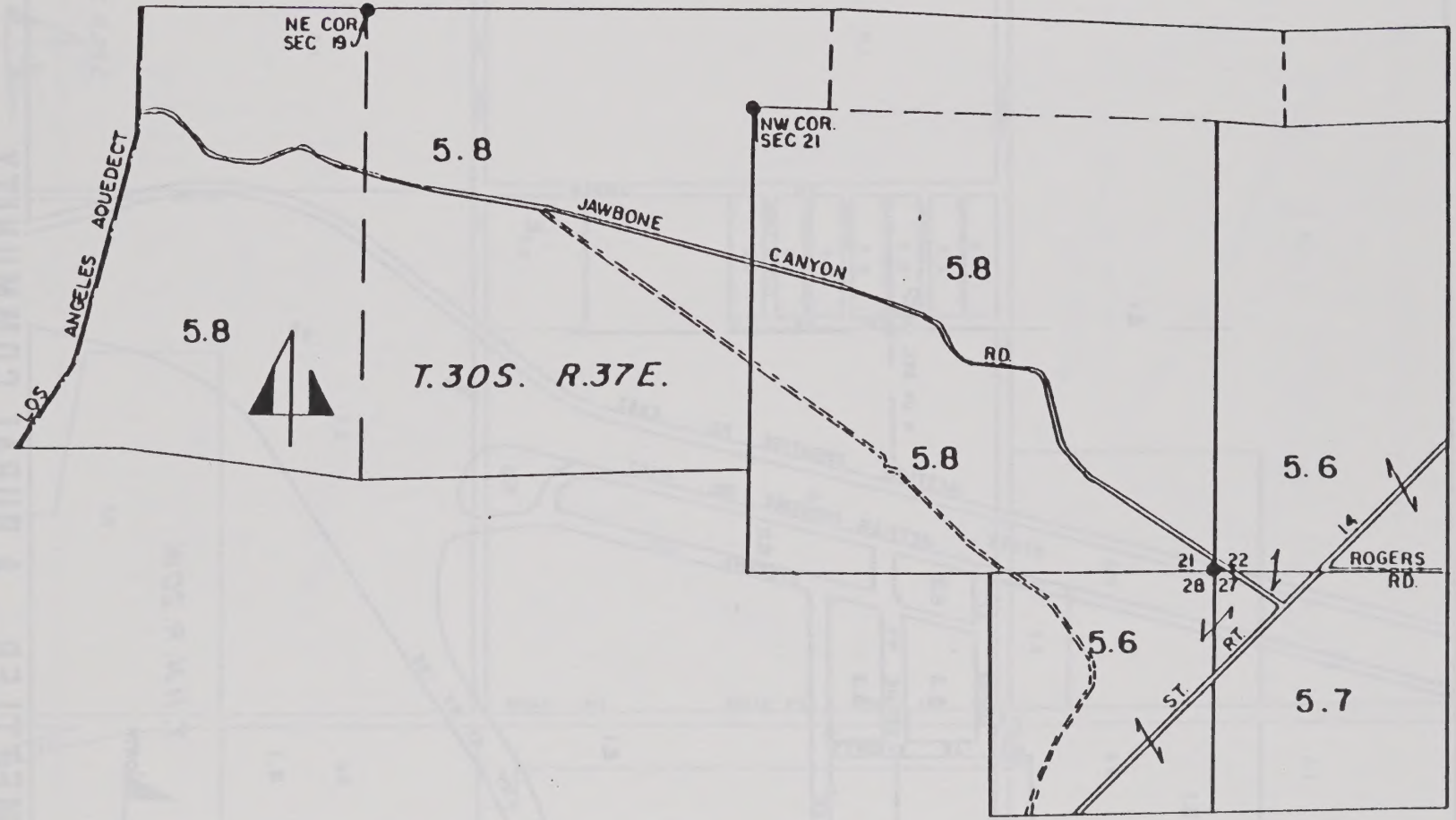
FELLOWS, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



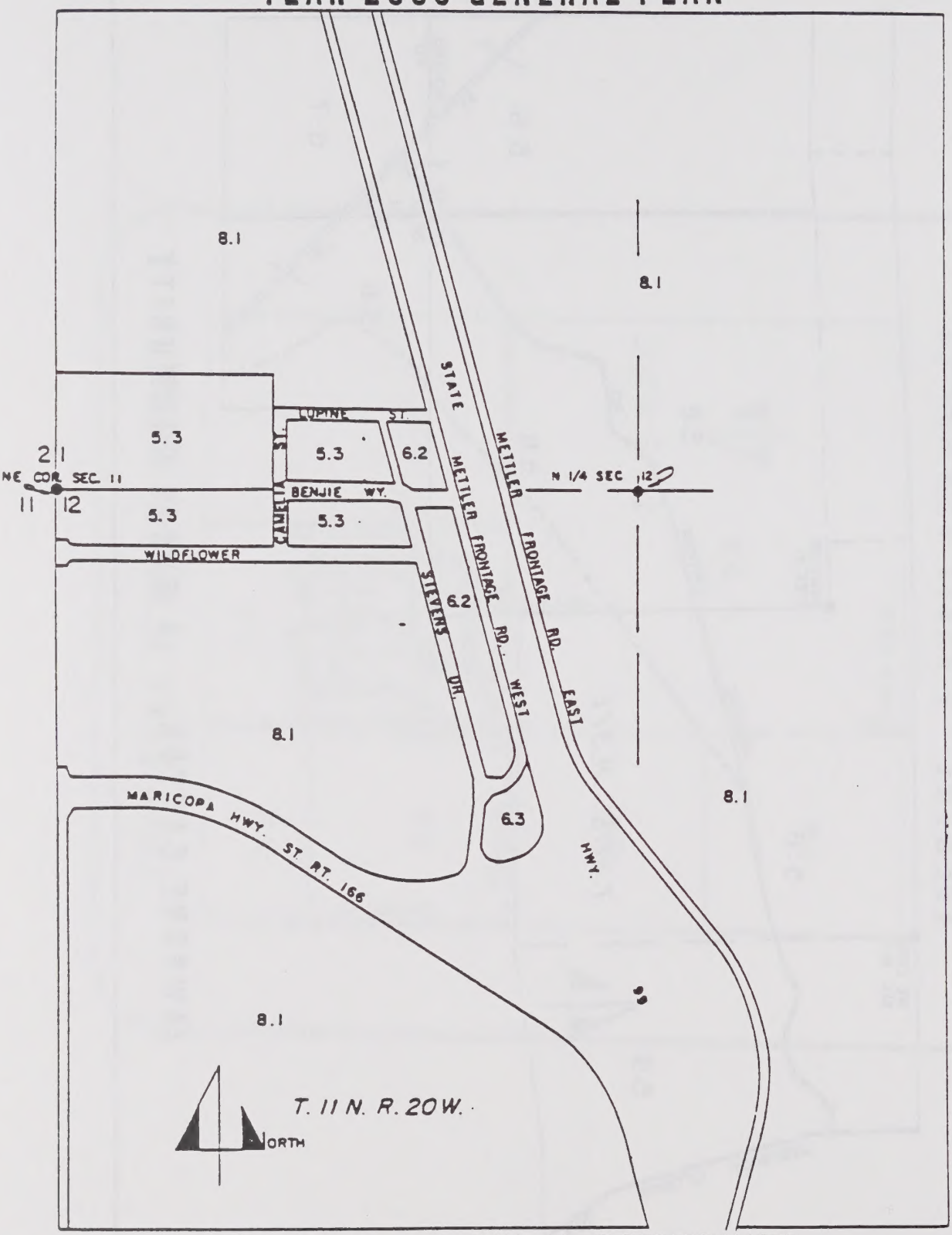
FREMONT, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



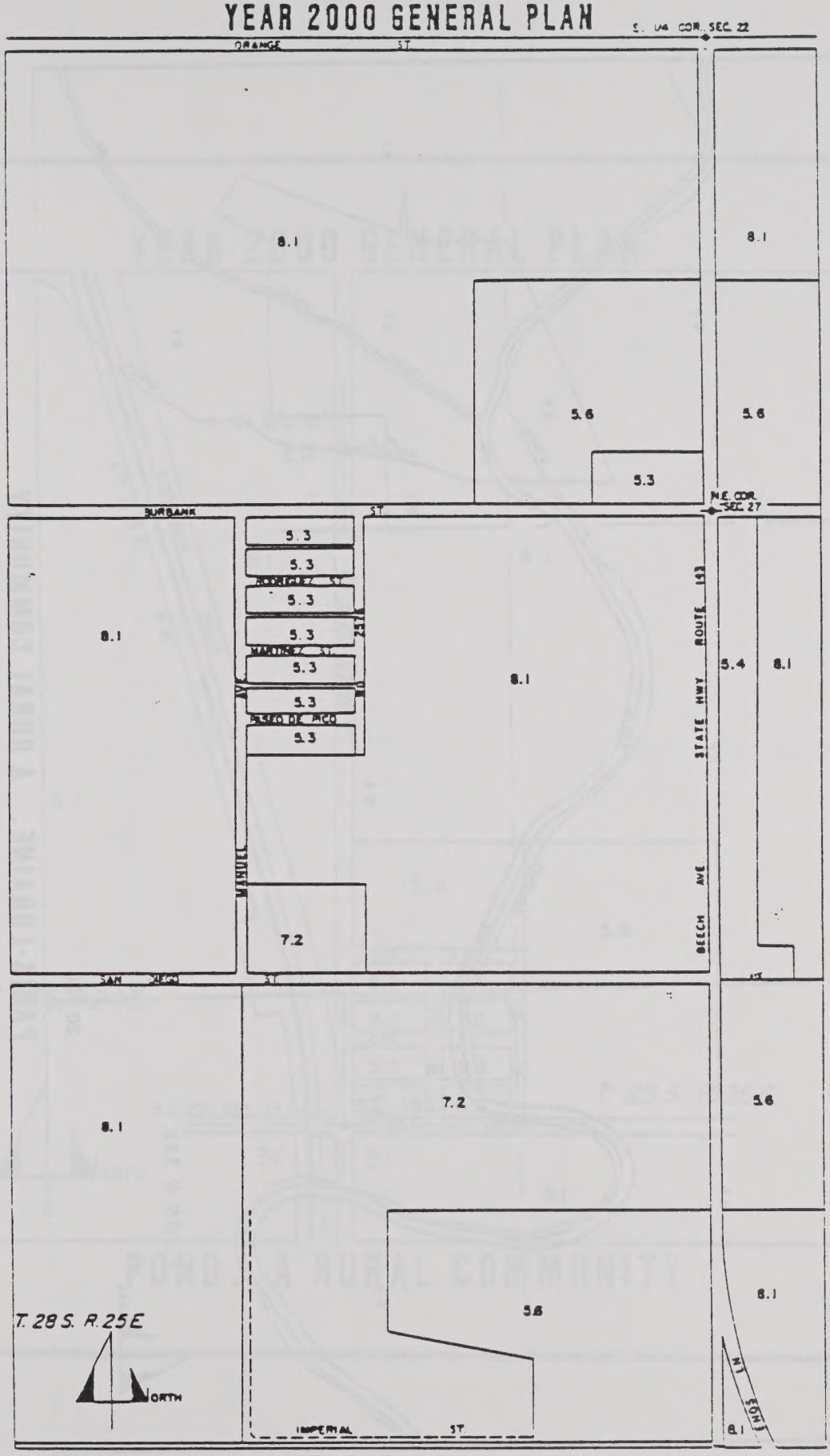
JAWBONE CANYON, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



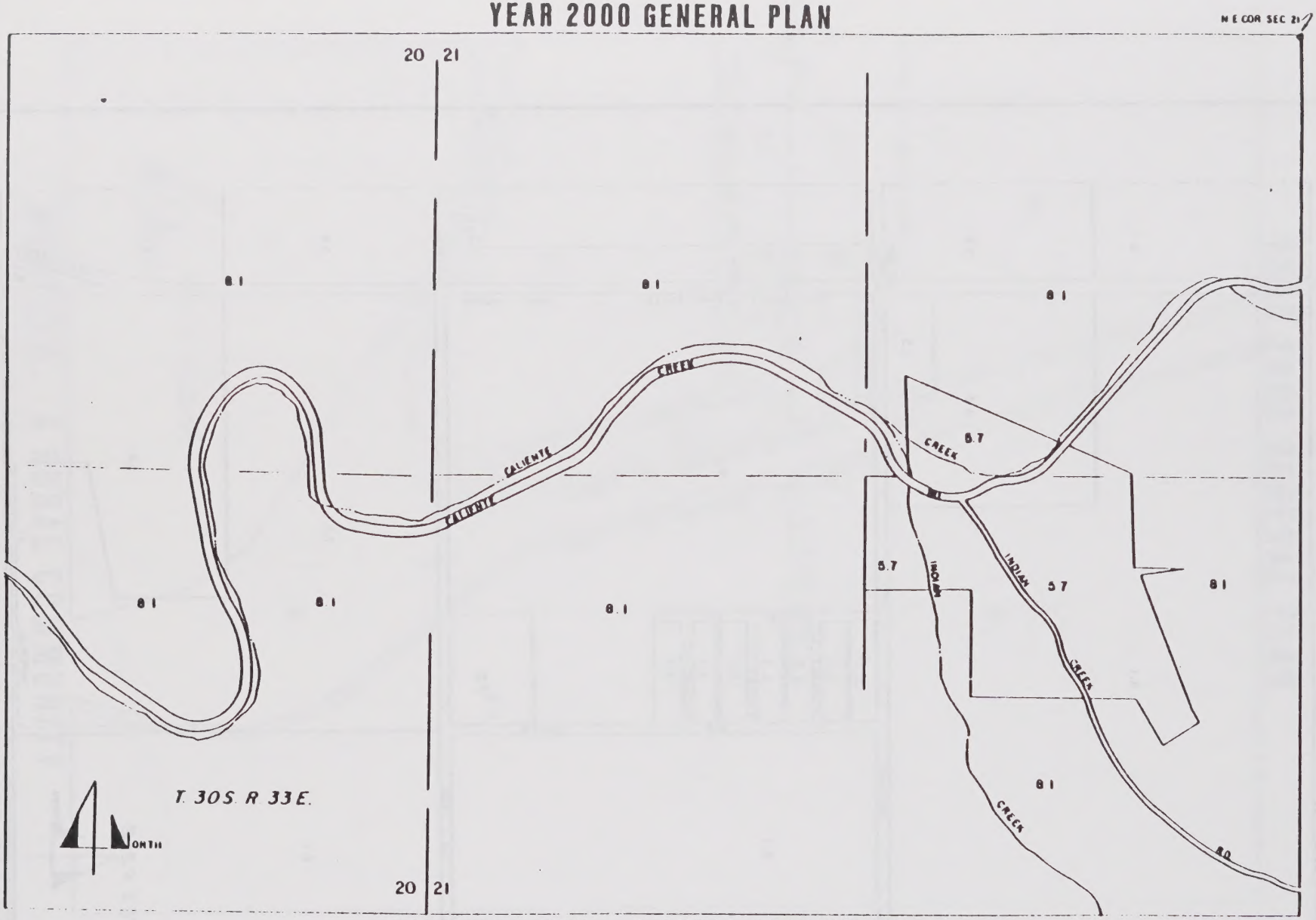
METTLER, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



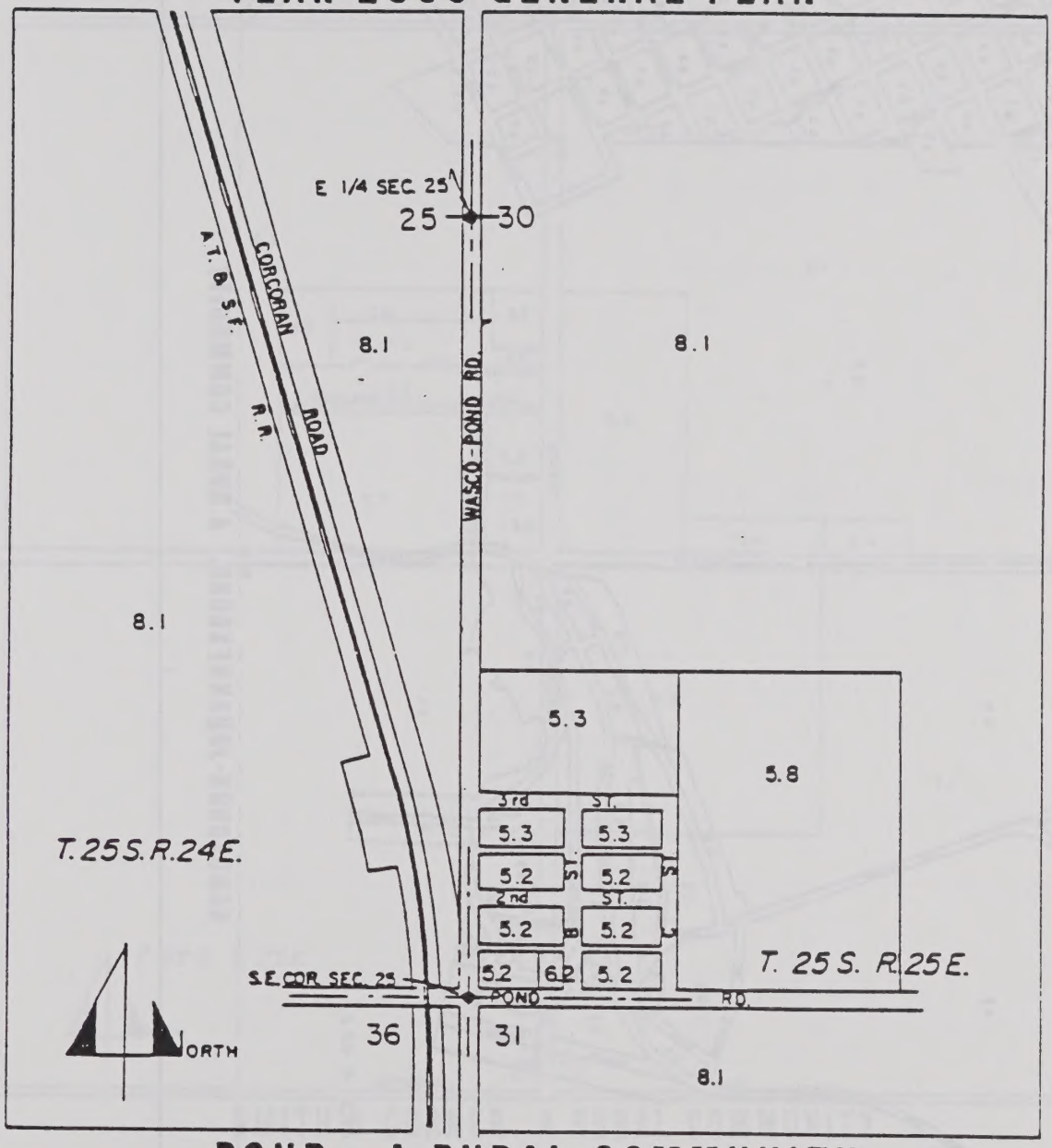
MEXICAN COLONY-CHEROKEE STRIP, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



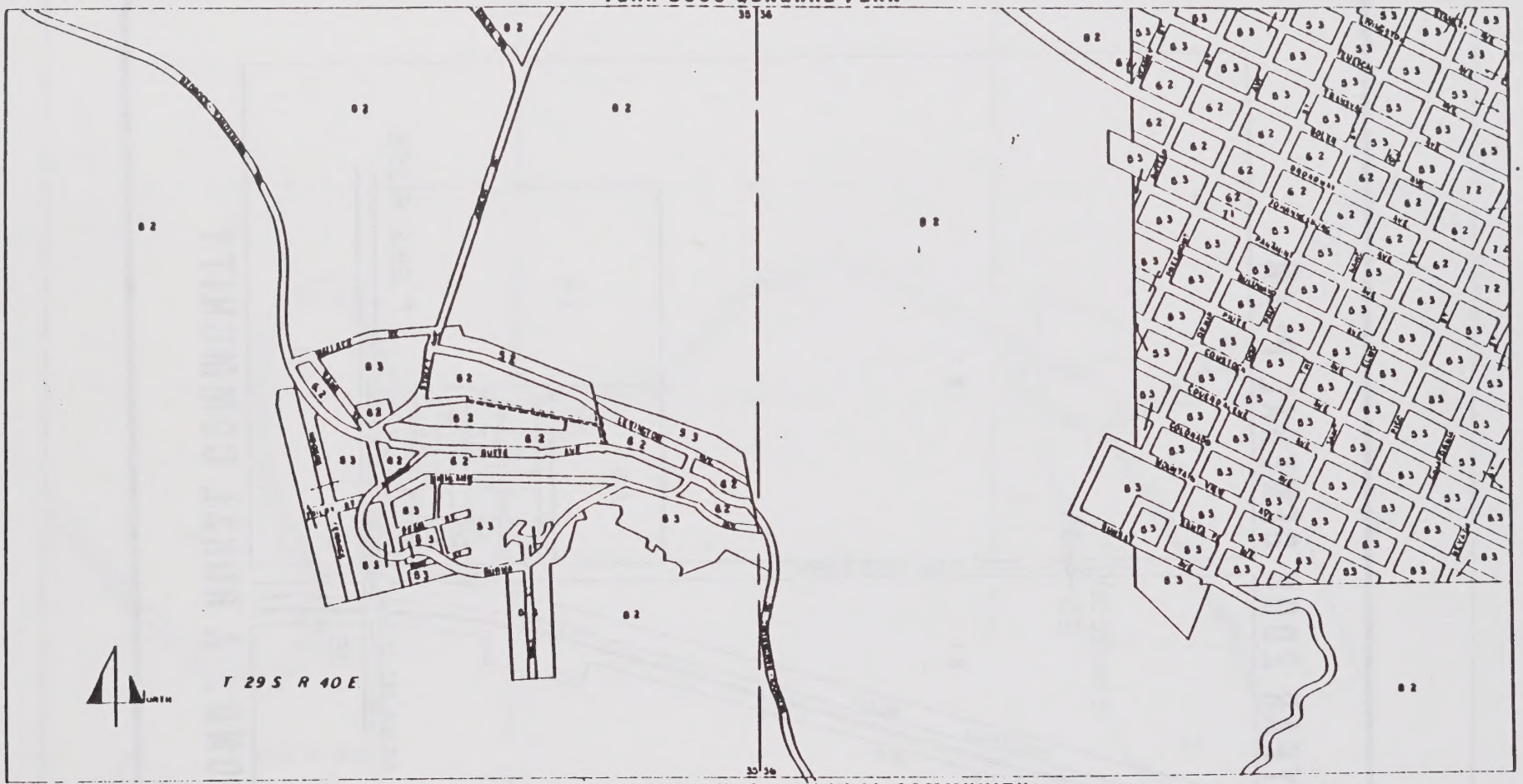
PARIS-LORAINE, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



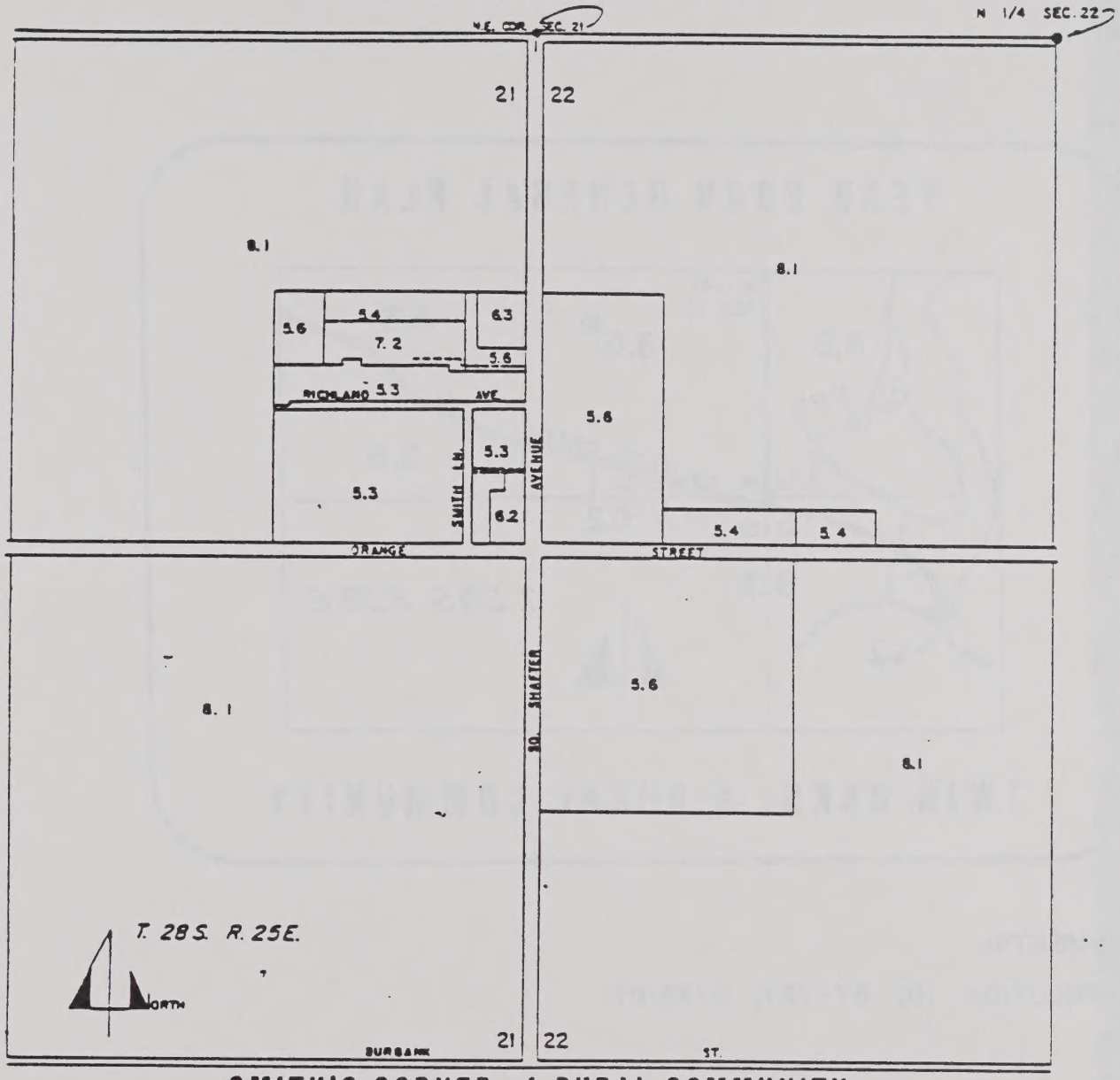
POND, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



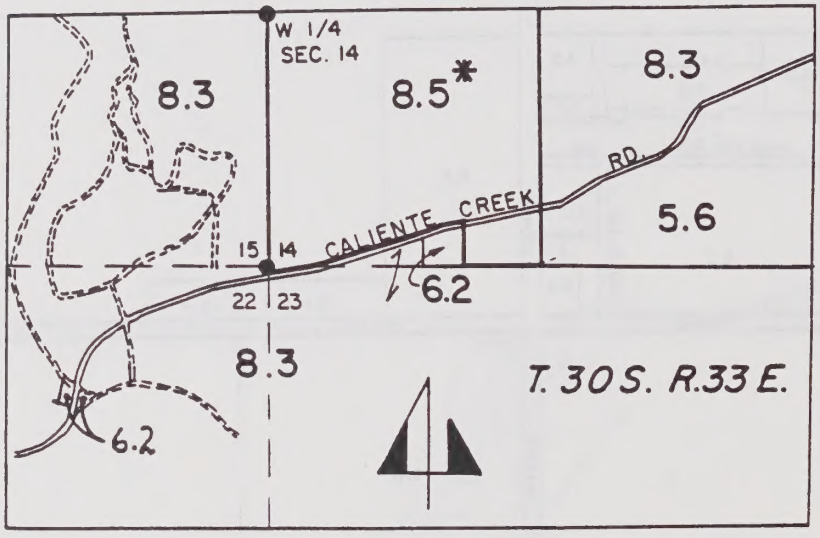
RANDSBURG-JOHANNESBURG, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



SMITH'S CORNER, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



TWIN OAKS, A RURAL COMMUNITY

AMENDMENTS:

* RESOLUTION NO. 87-727, 9/28/87

APPENDIX D

APPENDIX D

SPECIFIC PLAN REQUIREMENTS

Map Code 4.3

SPECIFIC PLAN AREA GUIDELINES

The Specific Plan Required land use designation (Map Code 4.3) has been devised for the Land Use, Open Space & Conservation Element in order specifically to address large-scale projects which this plan recognizes as development projects. Specific plans are intended as a tool for the orderly execution of the General Plan and, therefore, are to include all detailed regulations, standards, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each Element of the General Plan pursuant to Government Code Section 65451. This may include the creation of a service area or special district for waste disposal, provision of adequate street improvements, provision of public facilities or the reservation of land and system of funding for such facilities, drainage, and flood control measures, provision of suitable public access, reservation of open space areas, architectural design control, landscape design, etc.

The specific plan must contain a viable implementation program. It is incumbent that the applicant/developer provide all necessary information the plan may require and, further, provide the necessary assurance that the requirements of the State law and the specific plan can be fulfilled.

NOTE: Section number change below 12/11/89

California State law (Government Code Section 66474.5 requires the preparation and adoption of a specific plan before the development of a "land project" (defined in Business and Professions Code Section 11000.5). Such projects include any development which meets the following criteria:

1. The subdivision contains 50 or more parcels of which any 50 are both (a) not improved with residential, industrial, commercial, or institutional buildings and (b) offered for sale, lease, or financing for purposes other than industrial commercial, institutional, or commercial agricultural uses.

2. The subdivision is located in an area in which reside less than 1500 registered voters within the subdivision or within two miles of the boundaries of the property described in the final public report.

3. The subdivision does not constitute a community apartment project as defined in Business and Professions Code Section 11004, a project consisting of condominiums as defined in Section 783 of the Civil Code, or a stock cooperative as defined in Business and Professions Code Section 11003.2.

For purposes of Item 1 above, lands owned or beneficially controlled by substantially the same entities or interests shall be deemed to be part of the same subdivision.

Specific plans may be required for developments other than land projects in areas designated by the Kern County Department of Planning and Development Services or the County Board of Supervisors (Government Code Section 65450). Any developer wishing to initiate a project requiring a Specific Plan Required (Map Code 4.3) may apply to the Department of Planning and Development Services for designation of a specific plan area through the General Plan Amendment process and preparation of a specific plan. The fee for such a plan is set forth on the latest approved Kern County Department of Planning and Development Services fee schedule.

Developers also will be required to submit an enviromental assessment form to the Department of Planning and Development Services, and a determination will be made by the Department as to whether an environmental impact report (EIR) will be required. Normally, such reports are required for specific plans. The fee for preparation of an EIR is set forth on the latest approved Kern County Department of Planning and Development Services fee schedule. Further information on EIR requirements is available from the Kern County Department of Planning and Development Services.

SPECIFIC PLAN DEVELOPMENT REQUIREMENTS

The Specific Plan Required area shall be developed pursuant to the requirements set forth below:

1. The Specific Plan Required area must conform to Government Code Sections 65450, et seq. A "Maximum Allowed Land Uses" table must be adopted pursuant to General Plan Amendment procedures. Once adopted, the table is included in this Appendix.

2. Any Specific Plan Area must be depicted on the General Plan Map as a symbolic representation of land use districts permitted within said area. Various phases of a total project may be adopted as Specific Plans at different intervals.

3. The maximum allowed land use areas must be listed in tabular form within this plan. Where a specific plan is to be developed by a phased development program, the maximum land use areas shall be listed by the allowable limit of each phase.

4. The provisions set forth in this General Plan text and accompanying map shall apply, in the absence of different, more restrictive provisions, in any subsequently adopted specific plan or precise development plan.

5. It is the policy of the Department of Planning and Development Services to require developers to prepare draft specific plans for submission to the Planning staff. Much of the data a developer must provide for the EIR also are required for the specific plan and it is expected that the two documents will be closely related.

6. Upon direction by the Department of Planning and Development Services, developers may prepare "limited" or "special purpose" specific plans. These special purpose specific plans will address only those issues as identified by Staff for regulation (i.e., circulation patterns, street improvements,

lot design, etc.). All other detailed requirements, policies, and implementation measures of the Kern County General Plan may be incorporated by reference in the text of the specific plan.

7. Specific plans are intended as tools for the systematic execution of the General Plan, and they, therefore, are to include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or desirable for the systematic implementation of each Element of the General Plan. The elements which are to be addressed are as follows:

    * 1. Land Use Element
    * 2. Circulation Element
    * 3. Housing Element
    * 4. Conservation Element
    * 5. Open Space Element
    * 6. Noise Element
      7. Seismic Safety Element
    * 8. Safety Element
      9. Parks and Recreation Element
     10. Public Facilities and Buildings Element
     11. Kern River Plan Element (where applicable)
     12. Scenic Highways Element

    * Mandatory Element

SPECIFIC PLAN CONTENTS

Below is a summary of those items which should be included or discussed in a specific plan. The Department of Planning and Development Services may require from the developer such other information as the staff deems necessary in evaluating the proposed project. The exception to the following items is the "limited" or "special purpose" specific plan. Staff will determine the necessary information to evaluate the developer's proposal. The intent of such specific plan is to focus on only those issues which are deemed necessary by the Department.

SITE PLAN

The developer is required to submit a site plan, drawn on a map or maps at appropriate scale, showing the following:

Proposed name of the development
Location by legal descriptions
Names and addresses of applicant and designer of the plan
Scale of the plan
Date, north arrow, contours at five-foot intervals
Boundary line of development indicated by a solid line, and the total area encompassed thereby
Location, widths, and names of all existing streets, railroad and utility rights-of-way, section, midsection, municipal and County boundary lines within 200 feet of the development
Proposed streets and highways
Proposed drainage and waste disposal systems

Finished grades, slopes, banks, and ditches
Land use proposals by Year 2000 General Plan category
(See Figure 1 in this text.)

LAND USE PLAN

The developer is to provide a land use plan indicating locations and describing residential areas (by type, including any proposed single-family, duplex, multiple-family, mobilehome and other types), commercial areas, recreation areas, industrial areas, community facilities, and any other proposed uses. Such plan shall include statistics showing the projected population of the area, the population density, and the ratio of dwelling unit types.

Calculations shall be provided indicating increased need for community facilities created by the development, and a plan must be developed showing how these services are to be provided. Facilities discussed in the plan should include, but are not limited to, the following:

Educational
Police
Fire
Waste Disposal
Medical
Utilities
Government (municipal or County offices, etc.)
Religious
Recreational

Included in this portion of the plan are standards and regulations for building construction, including, but not limited to, the following:

Lot Sizes
Setbacks
Bulk
Height
Location
Construction and Occupancy Standards
Architectural Design Standards

CIRCULATION PLAN

The developer must provide a circulation plan showing calculations of projected traffic volumes. The plan must show the location of proposed freeways, major highways, secondary highways, collector streets, and any other necessary major circulation easements. Unless otherwise specified, standards are to comply with the Kern County Final Map Subdivision Ordinance.

All indicated streets shall be named and the house numbering system must be shown.

Any major transportation facilities, existing or proposed, such as airports, railroads, and rapid transit systems, must be located and described, and standards governing construction of same must be indicated.

OPEN SPACE AND RECREATION PLAN

The developer must provide a plot plan indicating the location and type of recreational use proposed. Ownership and maintenance provisions must be described. Any recreational support facilities, such as drinking water, rest rooms, community buildings, etc., must be indicated.

Any lands proposed for agricultural uses must be shown on a plan which indicates the type of agriculture and whether the property is (a) in the Agricultural Preserve and (b) is covered by a land use contract under the Williamson Act.

Any lands proposed to be kept as open space or conservation areas must be indicated, and ownership and maintenance provisions must be described.

EVALUATION CRITERIA

After the draft specific plan has been completed, it is to be referred to the Plan Development Division for evaluation. The staff will consider a number of factors in determining whether the plan is appropriate for the area concerned. These criteria include, but are not limited to, the following:

A. Natural Constraints on Development

1. Slopes
2. Soil Characteristics
3. Drainage Patterns
4. Water Bodies, Watersheds, and Floodplains
5. Faults and Landslides
6. Shallow Groundwater

B. Cultural Constraints

1. Historic Areas (including those of archaeological and/or paleontological importance)
2. Scenic Areas
3. Public Utilities and Available Services
4. Water Bodies, Watersheds, and Floodplains
5. Fire Hazards

C. Environmental Effects

1. Air Pollution
2. Water Pollution
3. Noise Pollution
4. Odors
5. Effect on Vegetation
6. Effect on Wildlife and Fish

7. Aesthetic Effects
8. Effect on Natural Resources (oil, minerals, etc.)

D. Land Use Considerations

1. Relationship of Development to Surrounding Area
2. Conformance with Adopted General Plan Elements
3. Population Densities
4. Housing Needs
5. Relationship of Land Uses within the Development

E. Economic Considerations

1. Effect on Tax Base
2. Effect on Employment
3. Demographic Effects
4. Effect on Community Facilities and Services

A major goal of the specific planning process is to ensure that development occurs in an orderly fashion, with due regard to environmental factors. The Planning staff will view each project not as an isolated development but as a part of the overall fabric of the Countywide General Plan. It is the relationship between the proposed development, the surrounding area, and Kern County as a whole which is of paramount concern. Appropriate attention to this relationship will speed the evaluation of proposals. The developer also should be sure that his proposals are consistent with standards and policies established in the various adopted elements of the Kern County General Plan as well as other applicable ordinances and regulations, such as zoning, health, building codes, etc.

INTERIM SPECIFIC PLAN REQUIREMENTS

Once an area on the Land Use, Open Space and Conservation Element Map is depicted as Map Code 4.3, Specific Plan Required, and a "Maximum Allowed Land Uses" table is adopted, an "Interim Plan Map" must be prepared and approved. In the case of multiple-ownership plan areas, the Interim Plan Map shall be based on existing zoning applicable to the project area at time of Map Code 4.3 designation.

In the case of single-ownership plan areas, the approved interim map shall depict appropriate Resource land use map codes (8.X). Designation of appropriate Resource designations shall be based upon the "Decision Procedure" outlined in the Introduction Chapter of this Element.

Within Map Code 4.3 multiple-ownership Interim Plan Map Areas, zone change applications must be accompanied with a General Plan Amendment application. The public hearing to consider any such application shall be commensurate with normal General Plan Amendment agenda items at appropriate hearings (maximum four times per year) by the Board of Supervisors.

Within Map Code 4.3 single-ownership Interim Plan Areas, no zone change applications may be made, except in the case of necessary and/or emergency public health and safety mitigation, until such time as a Specific Plan is adopted and the area is depicted Map Code 4.1, Adopted County Plan Areas, on the Land Use, Open Space and Conservation Element.

If a "single-ownership" Specific Plan Required area, Map Code 4.3, is subdivided prior to adoption of a formal Specific Plan, the Map Code 4.3 designation shall be changed to the appropriate Resource designation(s), Map Code 8.X, upon recordation of the land division map. The affected "Maximum Allowed Land Uses" table shall be removed from this Appendix.

INDEX OF SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USE TABLES

GENERAL PLAN MAP CODE 4.3

Project Name	Acres	Page
Aerial Acres	4,220	D-9
Alpine Forest	3,515	D-10
Ancient Valley	4,818.5	D-11
Bear Trap	670	D-12
Bella Vista Hills	688.5	D-13
Buena Vista Hills	2,089	D-15
Castaic	350	D-17
Comanche	580	D-18
Cottonwood	320	D-19
Cummings Peak	50	D-21
Cummings Ranch	2,560	D-22
Dutch Flat	971	D-23
Grapevine Commercial	440	D-25
Hot Springs Valley	154	D-27
Hudson Ranch	12,960	D-28
Joshua Heights	7,680	D-29
Lebec	370	D-31
Los Alamos	1,150	D-32
MacKenzie	1,904	D-33
Natcha Mesa	210	D-35
Neumarkel	438	D-36
Neuralia	960	D-37
Oso Canyon	1,440	D-39
Rancheria (Kern River Element Only)	720	D-40
Rattlesnake Springs	1,117	D-41
Saltdale	2,560	D-42
Sorrell Peak	1,440	D-43
Stallion Springs Phase III	5,971	D-44
Tejon Canyon North	600	D-45
Tejon Canyon Resort	240	D-46
Tejon Canyon South	1,250	D-47
Tejon Creek #1	3,460	D-48
Tejon Creek #2	262	D-49
Tejon Hills	5,115	D-50
Tunis Creek	650	D-52
Tunis Ridge	650	D-53
Winters Ridge	350	D-54
White Wolf	4,100	D-56
Vista Peak #1	1,000	D-58
Vista Peak #2	1,140	D-59

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Aerial Acres [Proposed] — [Project Name]

Clay Mine Rd., E. Kern — [General Area]

LEGAL DESCRIPTION [General]: T32S, R39E, MDB&M; T11N, R8W; T12N, R8W; T12N, R9W, SBB&M

TOTAL PROJECT AREA: 4220 ACRES

		ACREAGE
1.	**NON-JURISDICTIONAL**	
1.1	STATE AND FEDERAL LAND	480
1.2	INCORPORATED CITIES	1640
3.	**PUBLIC FACILITIES**	
3.1	PUBLIC AND PRIVATE RECREATION AREAS	5
3.2	EDUCATIONAL FACILITIES	
3.3	OTHER FACILITIES [SPECIAL USES]	5
3.4	SOLID WASTE FACILITIES	
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY	
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY	

		RECOMMENDED # OF UNITS	
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	46	58
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	812	2032
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

****

TOTAL RECOMMENDED UNITS: 858

TOTAL ACREAGE: 4220

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 176-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Alpine Forest [Proposed] — [Project Name]
Cummings Mountain — [General Area]

LEGAL DESCRIPTION [General]: T12N, R16W; T12N, R15W; T11N, R16W; T11N, R15W SBB&M

TOTAL PROJECT AREA: 3515 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES [SPECIAL USES]		15
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	644	230
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	1044	2610
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		635
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 1688

TOTAL ACREAGE: 3515

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 200-00-4-006

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

Ancient Valley (Proposed) — (Project Name)

Solidad Mtn., West of 14 — (General Area)

LEGAL DESCRIPTION: (General): Portions of T10N, R12W & T10N, R13W, SBB&M

TOTAL PROJECT AREA: 4,978.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NONJURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		15
3.3	OTHER FACILITIES (SPECIAL USES)		25
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.5.1	HAZARDOUS WASTE TREATMENT FACILITIES		
3.5.2	HAZARDOUS WASTE TRANSFER AND STORAGE FACILITIES		
3.5.3	HAZARDOUS WASTE INCINERATOR FACILITIES		
3.5.4	HAZARDOUS WASTE RESIDUAL REPOSITORY FACILITIES		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	20	25
5.5	MAXIMUM 1 UNIT/NET ACRE	1,608	3,860
5.6	MINIMUM 2.5 GROSS ACRES/UNIT		
5.7	MINIMUM 5 GROSS ACRES/UNIT		
5.8	MINIMUM 20 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		20
7.2	SERVICE INDUSTRIAL		13.5
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)		
	(MINIMUM 20 ACRES)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)	50	1,000

****

TOTAL RECOMMENDED UNITS: 1,678

TOTAL ACREAGE: 4,978.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

Revised 12/11/89

FILE NUMBER: 214-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Bear Trap [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 25,26,35 & 36, T10N, R18W SBB&M

TOTAL PROJECT AREA: 670 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		4
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	322	46
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		1
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	31	619
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 353

TOTAL ACREAGE: 670

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 218R-25-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Bella Vista Hills [Proposed] — [Project Name]

South of Weldon — [General Area]

LEGAL DESCRIPTION [General]: Portion of Sections 22,23 & 26, T26S, R34E, MDB&M

TOTAL PROJECT AREA: 688.5 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		73
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		18
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	464	41.5
5.3	MAXIMUM 10 UNITS/NET ACRE	308	44
5.4	MAXIMUM 4 UNITS/NET ACRE	103	37
5.5	MAXIMUM 1 UNIT /NET ACRE	182	182
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	2	5
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	3	18.5
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		7
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	13	262.5

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TOTAL RECOMMENDED UNITS: 1075

TOTAL ACREAGE: 688.5

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 042-22-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Buena Vista Hills [Proposed] — [Project Name]

Buena Vista Golf Course — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 8,13-15 & 24, T31S, R25E, MDB&M

TOTAL PROJECT AREA: 2089 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		94
3.2	EDUCATIONAL FACILITIES		8
3.3	OTHER FACILITIES [SPECIAL USES]		16
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	448	40
5.3	MAXIMUM 10 UNITS/NET ACRE	140	20
5.4	MAXIMUM 4 UNITS/NET ACRE	376	139.5
5.5	MAXIMUM 1 UNIT /NET ACRE	640	801
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	366	915
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		5
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	2	40.5

TOTAL RECOMMENDED UNITS: 1972

TOTAL ACREAGE: 2089

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 140-08-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Castac [Proposed] — [Project Name]
Tejon Ranch @ Lebec — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 17-20, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		13
3.2	EDUCATIONAL FACILITIES		4
3.3	OTHER FACILITIES [SPECIAL USES]		2
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	987	141
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	2	187
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 989
TOTAL ACREAGE: 350

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 236-17-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Commanche [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 30-32, T32S, R30E, MDB&M

TOTAL PROJECT AREA: 580 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		3
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	245	35
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	27	538
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 272

TOTAL ACREAGE: 580

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 163-30-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Cottonwood [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 8-10, T10N, R16W, SBB&M

TOTAL PROJECT AREA: 320 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		7
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	567	81
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	11	227
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 578

TOTAL ACREAGE: 320

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 217-08-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Crofton Fan [Proposed] — [Project Name]
Keene Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 19-21, 28-30 & 32, T31S, R32E, MDB&M

TOTAL PROJECT AREA: 2400 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		240
3.2	EDUCATIONAL FACILITIES		14
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	665	1256
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	72	360
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	25	500
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		30
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	762	
	TOTAL ACREAGE:		2400

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 147-19-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Cummings Peak [Proposed] — [Project Name]

Cummings Mountain — [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 9, T11N, R16W, SBB&M

TOTAL PROJECT AREA: 50 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	10	50
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 10

TOTAL ACREAGE: 50

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 200-09-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Cummings Ranch [Proposed] [Project Name] — North Cummings Mountain [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 32-34, T12N, R16W, SBB&M; Section 31, T32S, R32E, MDB&M

TOTAL PROJECT AREA: 2560 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	128	2560

TOTAL RECOMMENDED UNITS: 128

TOTAL ACREAGE: 2560

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 165-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Dutch Flat [Proposed] — [Project Name]

West Lake Isabella — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 12-14 & 24, T26S, R32E, MDB&M

TOTAL PROJECT AREA: 971 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		2
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	10	10
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	133	334.5
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	40	201.5
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	3	61
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		1
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]	18	361
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 204

TOTAL ACREAGE: 971

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 040-12-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Grapevine Commercial [Proposed] — [Project Name]
I-5 @ Grapevine Inter.. — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 17-20, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 440 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		440
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 0

TOTAL ACREAGE: 440

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 219-17-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Hart Flat [Proposed] — [Project Name]
Keene Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 12,13 & 24, T31S, R31E; portions of Sections 7 & 18, T31S, R32E, MDB&M

TOTAL PROJECT AREA: 2200 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		220
1.2	INCORPORATED CITIES		13
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	424	800
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	94	470
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	28	560
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		137
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 546

TOTAL ACREAGE: 2200

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 146-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Hot Springs Valley [Proposed] [Project Name] — Lake Isabella Community [General Area]

LEGAL DESCRIPTION [General]: Portion of W/2 Section 31, T26S, R33E; portion Section 6, T27S, R33E, MDB&M

TOTAL PROJECT AREA: 154 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		97
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		6
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	109	39
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		12
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 109

TOTAL ACREAGE: 154

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 041-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Hudson Ranch [Proposed] — [Project Name]
Klipstein Canyon — [General Area]

LEGAL DESCRIPTION [General]: T10N, R24W & T10N, R23W, SBB&M

TOTAL PROJECT AREA: 12960 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		1000
3.2	EDUCATIONAL FACILITIES		20
3.3	OTHER FACILITIES [SPECIAL USES]		200
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	700	700
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		100
6.3	HIGHWAY COMMERCIAL		20
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		60
7.3	HEAVY INDUSTRIAL		60
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	200	4000
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	340	6800
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 1240

TOTAL ACREAGE: 12960

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 224-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Joshua Heights [Proposed] — [Project Name]
So. of Rancho La Liebre — [General Area]

LEGAL DESCRIPTION [General]: T9N, R16W, SBB&M

TOTAL PROJECT AREA: 7680 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES [SPECIAL USES]		20
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	2400	6000
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		5
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	82	1640
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 2482

TOTAL ACREAGE: 7680

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 234-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Keller Valley [Proposed] — [Project Name]
Keene Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 4,5,8-10,15 & 16, T32S, R32E & Sections 31 & 32, T31S, R32E, MDB&M

TOTAL PROJECT AREA: 3750 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		375
3.2	EDUCATIONAL FACILITIES		50
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	723	1365
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	180	900
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	50	1000
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		60
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 953

TOTAL ACREAGE: 3750

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 147-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Lebec [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 4,9,10 & 15, T9N, R19W, SBB&M

TOTAL PROJECT AREA: 370 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		100
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		270
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 0

TOTAL ACREAGE: 370

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 237-04-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Los Alamos [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 36, T9N, R18W; portions of Sections 31 & 32, T9N, R17W, SBB&M

TOTAL PROJECT AREA: 1150 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	50	250
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	45	900
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 95

TOTAL ACREAGE: 1150

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 235-36-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

MacKenzie [Proposed] — [Project Name]

Water Canyon-Tehachapi — [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 31, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 88 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	19	23
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		55

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TOTAL RECOMMENDED UNITS: 19

TOTAL ACREAGE: 88

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 166-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Natcha Mesa [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 4 & 9 of T9N, R18W, SBB&M

TOTAL PROJECT AREA: 210 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		15
3.2	EDUCATIONAL FACILITIES		4
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1057	151
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		4
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	1	36
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 1058

TOTAL ACREAGE: 210

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 236-04-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Neumarkel [Proposed] (Project Name) — Hwy 58 and Neumarkel Rd (General Area)

LEGAL DESCRIPTION [General]: Section 28, T30S, R30E, MDB&M

TOTAL PROJECT AREA: 438 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	56	70
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		22
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		346
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 56

TOTAL ACREAGE: 438

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 126-28-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Neuralia [Proposed] — [Project Name]

Hwy 14, NE of Mojave — [General Area]

LEGAL DESCRIPTION [General]: Section 1 & portion of Section 2, T32S, R36E, MDB&M

TOTAL PROJECT AREA: 960 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	93	234
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		10
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	35	716

TOTAL RECOMMENDED UNITS: 128

TOTAL ACREAGE: 960

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 169-01-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Oso Canyon [Proposed] — [Project Name]

Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 28-33, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 1440 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	371	53
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		15
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	68	1365
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 439

TOTAL ACREAGE: 1440

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 236-28-4-006

SPECIFIC AND AREAWIDE PLAN MAXIMUM ALLOWED LAND USES

Rancheria (Proposed) (Project Name) — North of Lake Ming (General Area)

LEGAL DESCRIPTION: [General): Sections 33-36, T28S, R29E, MDB&M

TOTAL PROJECT AREA: 720 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES (SPECIAL USES)		10
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.5.1	HAZARDOUS WASTE TREATMENT FACILITIES		
3.5.2	HAZARDOUS WASTE TRANSFER AND STORAGE FACILITIES		
3.5.3	HAZARDOUS WASTE INCINERATOR FACILITIES		
3.5.4	HAZARDOUS WASTE RESIDUAL REPOSITORY FACILITIES		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1,050	150
5.4	MAXIMUM 4 UNITS/NET ACRE	425	170
5.45	MAXIMUM 2 UNITS/NET ACRE	120	120
5.6	MINIMUM 2.5 GROSS ACRES/UNIT	80	240
5.7	MINIMUM 5 GROSS ACRES/UNIT		
5.8	MINIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MINIMUM 20 ACRES)		
8.2	RESOURCE RESERVE (MINIMUM 20 ACRES)		
8.3	EXTENSIVE AGRICULTURE (MINIMUM 80 ACRES)		
	(MINIMUM 20 ACRES)		20
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MINIMUM 20 ACRES)		

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TOTAL RECOMMENDED UNITS: 1,675 TOTAL ACREAGE: 720

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Rattlesnake Springs [Proposed] — [Project Name]
So. of Wofford Heights — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 5-8, 31, T26S, R33E, MDB&M

TOTAL PROJECT AREA: 1117 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		15
3.2	EDUCATIONAL FACILITIES		3
3.3	OTHER FACILITIES [SPECIAL USES]		17
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	315	14
5.2	MAXIMUM 16 UNITS/NET ACRE	702	54
5.3	MAXIMUM 10 UNITS/NET ACRE	280	40
5.4	MAXIMUM 4 UNITS/NET ACRE	567	227
5.5	MAXIMUM 1 UNIT /NET ACRE	119	225
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	3	64
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		30
6.2	GENERAL COMMERCIAL		18
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]	20	410

TOTAL RECOMMENDED UNITS: 2003

TOTAL ACREAGE: 1117

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 041-05-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Saltdale [Proposed] — [Project Name]
Koehn Lake — [General Area]

LEGAL DESCRIPTION [General]: T29S, R38E; T30S, R38E, MDB&M

TOTAL PROJECT AREA: 2560 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		1955
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	224	560
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		5
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		35
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	224	
	TOTAL ACREAGE:		2560

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 113-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Sorrell Peak [Proposed] — [Project Name]
Kelso Valley — [General Area]

LEGAL DESCRIPTION [General]: Section 20 & portions of Sections 17-19, T29S, R35E, MDB&M

TOTAL PROJECT AREA: 1440 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		160
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		20
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	252	630
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		10
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]	31	620
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		
	TOTAL RECOMMENDED UNITS:	283	
	TOTAL ACREAGE:		1440

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 110-17-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Stallion Springs Phase III [Proposed] — [Project Name]
Horsethief Mountain — [General Area]

LEGAL DESCRIPTION [General]: Portions of T32S, R30E, MDB&M

TOTAL PROJECT AREA: 5971 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		4
3.3	OTHER FACILITIES [SPECIAL USES]		20
3.4	SOLID WASTE FACILITIES		6
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	317	396
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		5575
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 317

TOTAL ACREAGE: 5971

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 163-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tejon Canyon North [Proposed] — [Project Name]

Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 14,15,22 & 23, T11N, R17W SBB&M

TOTAL PROJECT AREA: 600 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		6
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	469	67
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	26	525
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 495

TOTAL ACREAGE: 600

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201-14-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tejon Canyon Resort [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 11-14, T11N, R17W, SBB&M

TOTAL PROJECT AREA: 240 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		240
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 0

TOTAL ACREAGE: 240

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201-11-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tejon Canyon South [Proposed] (Project Name) — Tejon Ranch (General Area)

LEGAL DESCRIPTION [General]: Portions of S/2 T11N, R16W, SBB&M

TOTAL PROJECT AREA: 1250 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		12
3.2	EDUCATIONAL FACILITIES		3
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	420	60
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	59	1172
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 479

TOTAL ACREAGE: 1250

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 200-19-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tejon Creek #1 [Proposed] — Tejon Ranch
[Project Name] — [General Area]

LEGAL DESCRIPTION [General]: Portion of E/2 of E/2 T11n, R18W; portion of W'ly 3/4 T11N, R17W, SBB&M

TOTAL PROJECT AREA: 3460 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		6
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1638	234
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		110
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	115	3090
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 1793
TOTAL ACREAGE: 3460

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tejon Creek #2 [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portion of E/2 of E/2 T11N, R18W; portion of W'ly 3/4 of T11N, R17W, SBB&M

TOTAL PROJECT AREA: 262 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		262
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

****

TOTAL RECOMMENDED UNITS: 0

TOTAL ACREAGE: 262

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tejon Hills [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portion of W/2 T11N, R17W; portion of N/4 T11N R18W. SBB&M

TOTAL PROJECT AREA: 5115 ACRES

			RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			3
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES [SPECIAL USES]			
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE			
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MAXIMUM 1 UNIT /NET ACRE			
5.6	MINIMUM 2.50 GROSS ACRES/UNIT			
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		203	1017
5.8	MINIMUM 20.00 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE	[MIN. 20-AC.]		
8.2	RESOURCE RESERVE	[MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE	[MIN. 80-AC.]	205	4095
		[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT	[MIN. 20-AC.]		

****

TOTAL RECOMMENDED UNITS: 408

TOTAL ACREAGE: 5115

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

The Loop [Proposed] — [Project Name]
Keene Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portion of Sections 28 & 33, T31S, R32E, MDB&M

TOTAL PROJECT AREA: 510 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE	160	197
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	30	150
5.8	MINIMUM 20.00 GROSS ACRES/UNIT	8	160
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]		
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 198
TOTAL ACREAGE: 510

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 147-28-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tunis Creek [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 31-33, T11N, R18W; portions of Sections 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 650 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	NON-JURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		6
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1638	234
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		110
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]	4	200
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	1	80
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 1643
TOTAL ACREAGE: 650

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201R-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Tunis Ridge [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 31-33, T11N, R18W; portions of Sections 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 650 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		8
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	630	90
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	27	547
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

****

TOTAL RECOMMENDED UNITS: 657

TOTAL ACREAGE: 650

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 201-31-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Winters Ridge [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 7-9 & 16-18, T10N, R17W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		3
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	259	37
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		1
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	15	309
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 274

TOTAL ACREAGE: 350

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 218-07-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

White Wolf [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portion of Section 36, T30S, R30E; portion of Sections 31 & 32, T30S, R31E; portions of Sections 1,2,11-13 & 24, T31S, R30E; portions of Sections 5-8 & 18, T31S, R31E, MDB&M

TOTAL PROJECT AREA: 4100 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES [SPECIAL USES]		328
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1841	263
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		5
6.2	GENERAL COMMERCIAL		22
6.3	HIGHWAY COMMERCIAL		5
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	173	3452
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 2014
TOTAL ACREAGE: 4100

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 126-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

West Edwards Road Settlement [Proposed] — [Project Name]

Lookout Hill — [General Area]

LEGAL DESCRIPTION [General]: T10N, R11W & T10N, R12W, SBB&M

TOTAL PROJECT AREA: 3355 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		5
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT	1265	3163
5.7	MINIMUM 5.00 GROSS ACRES/UNIT	34	170
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.] [MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

TOTAL RECOMMENDED UNITS: 1299

TOTAL ACREAGE: 3355

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 213-00-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Vista Peak #1 [Proposed] — [Project Name]

Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 33 & 34, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 1000 ACRES

		RECOMMENDED # OF UNITS	ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		6
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	504	72
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	46	920
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

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TOTAL RECOMMENDED UNITS: 550

TOTAL ACREAGE: 1000

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 219-33-4-006

SPECIFIC AND AREAWIDE PLAN
MAXIMUM ALLOWED LAND USES

Vista Peak #2 [Proposed] — [Project Name]
Tejon Ranch — [General Area]

LEGAL DESCRIPTION [General]: Portions of Sections 33 & 34, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 1140 ACRES

			ACREAGE
1.	**NON-JURISDICTIONAL**		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	**PUBLIC FACILITIES**		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		12
3.2	EDUCATIONAL FACILITIES		3
3.3	OTHER FACILITIES [SPECIAL USES]		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED # OF UNITS	
5.	**RESIDENTIAL**		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	962	385
5.5	MAXIMUM 1 UNIT /NET ACRE		
5.6	MINIMUM 2.50 GROSS ACRES/UNIT		
5.7	MINIMUM 5.00 GROSS ACRES/UNIT		
5.8	MINIMUM 20.00 GROSS ACRES/UNIT		
6.	**COMMERCIAL**		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	**INDUSTRIAL**		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	**RESOURCE**		
8.1	INTENSIVE AGRICULTURE [MIN. 20-AC.]		
8.2	RESOURCE RESERVE [MIN. 20-AC.]		
8.3	EXTENSIVE AGRICULTURE [MIN. 80-AC.]	37	740
	[MIN. 20-AC.]		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT [MIN. 20-AC.]		

****

TOTAL RECOMMENDED UNITS: 999

TOTAL ACREAGE: 1140

NOTE: The above densities are maximums and may be reduced to acceptable levels if environmental analysis and/or general plan policies require reduction.

FILE NUMBER 219-34-4-006

APPENDIX E

APPENDIX E

CONSISTENCY OF LAND USE DESIGNATIONS

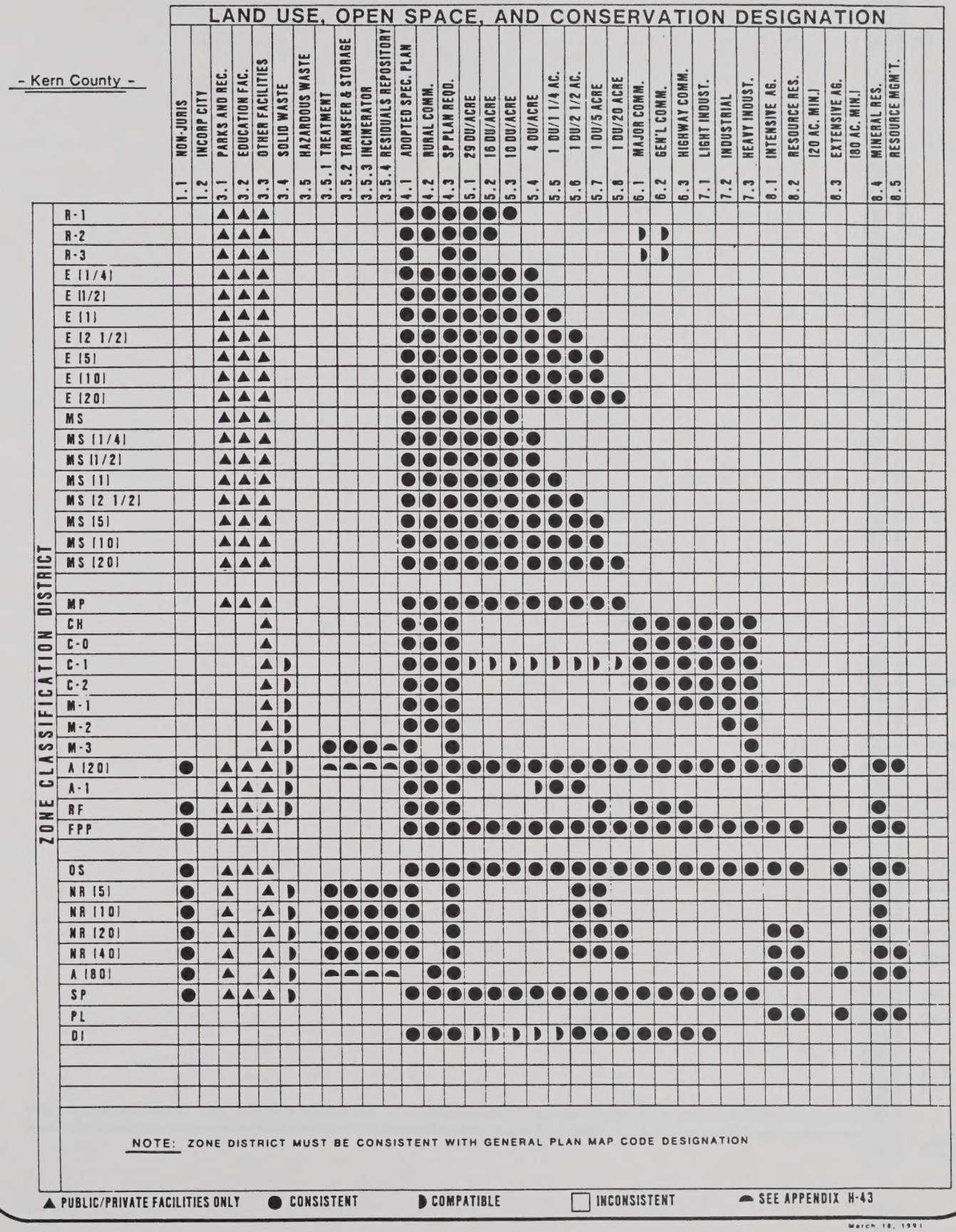
AND ZONE CLASSIFICATIONS

In May 1989, the existing Kern County Land Use Zoning Ordinance was revised and became effective on a permanent basis. Since the entire County is precisely zoned, based on the original Zoning Ordinance and land use plans, certain inconsistencies existed when this Element was adopted. Substantial sections of the Zoning Ordinance required revision before full consistency between the General Plan and the Zoning Ordinance can be achieved. The matrix in this Appendix is intended to bridge display graphically the internal consistency between this Element and the current Zoning Ordinance.

To utilize the matrix, all Land Use, Open Space and Conservation Element, and interim rural community map designation codes, zoning ordinance maps and administrative zone maps can be cross-referenced to allow a consistency check as required by Section 65860 of the Government Code. A black dot on the matrix indicates consistency; a blank indicates that a land use designation and zone classification are inconsistent.

GENERAL PLAN LAND USE & ZONING CONSISTENCY MATRIX

- Kern County -



NOTE: ZONE DISTRICT MUST BE CONSISTENT WITH GENERAL PLAN MAP CODE DESIGNATION

▲ PUBLIC/PRIVATE FACILITIES ONLY ● CONSISTENT ◗ COMPATIBLE ☐ INCONSISTENT ◡ SEE APPENDIX H-43

March 18, 1991

APPENDIX F

APPENDIX G

APPENDIX G

SOLID WASTE FACILITIES GUIDELINES AND LOCATIONS

(Map Code 3.4)

Pursuant to Government Code 66780 et seq., certain findings are required for designating sites for solid waste facilities. Findings must show that an existing solid waste facility, a new facility, or future expansion of an existing site or planned facility is consistent with the Kern County Solid Waste Management Plan and the Kern County General Plan and that adjacent authorized land uses are compatible with such a facility. Solid Waste facilities governed by the Kern County General Plan includes sanitary landfills, transfer stations, waste-to-energy facilities, and nonhazardous oily waste disposal sites.

This Appendix is intended to provide procedural guidance and criteria to ensure General Plan consistency and to provide for adequate designation of solid waste facilities to serve the residents of Kern County and its various incorporated cities.

All proposed solid waste facilities, or existing facilities found to be inconsistent with the General Plan map provisions, shall require an amendment to the General Plan or applicable specific plan to designate the site as a solid waste facility (Map Code 3.4). Furthermore, the following findings shall be made:

1. That the County of Kern has adopted a General Plan which complies with the requirements of Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7;

2. That the proposed establishment or expansion of a site for a solid waste facility is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable special treatment area provisions, and is to be designated "Solid Waste Facility" (Map Code 3.4);

3. That adjacent Land Use, Open Space and Conservation Map Code provisions, or applicable special treatment area provisions, are deemed compatible with the proposed establishment or expansion of the solid waste facility;

4. That a conditional use permit and reclamation plan will be required, authorizing the establishment or expansion of the solid waste facility, including site improvements;

5. That amendments to the Kern County General Plan do not preclude the establishment or expansion of the site for a solid waste facility;

6. That the project has been evaluated pursuant to the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

DECISION PROCEDURE FOR SITING SOLID WASTE FACILITIES

1. Sanitary landfills, public nonhazardous oily waste disposal sites shall be designated on applicable General Plan maps or specific plan maps as "Solid Waste Facility" (Map Code 3.4).

   A. Establish service area or study area where facility is proposed to be located, and identify facility size requirements.

   B. Delete areas containing the following sequential cultural, physical, and economic constraints:

      1) Existing or committed areas of urban density (residential and commercial).

      2) Public facilities (Map Codes 3.1, 3.2, and sensitive existing land use within 3.3).

      3) Existing industrial areas.

      4) Significant historic, archaeologic, and paleontologic areas.

      5) Gas- and oil-producing areas (sanitary landfills only).

      6) 100-year floodplain (Map Code 2.5).

      7) High groundwater (within 100 feet of surface datum).

      8) Class VIII soils (rock outcrops).

      9) Areas containing rare or endangered plant or animal life (see Physical Constraint Implementation Measure D, pp. 2-4).

      10) Nonqualified soils based on Soil Conservation Service criteria (soils presently not rated and not included in Table 9, page 149, Soil Survey for Southeastern Part of Kern County, 1981 edition).

      11) Planned ares of urban densities.

      12) Classes I and II agricultural soils with surface water delivery systems.

      13) Classes I, II and III soils.

      14) Agricultural Preserve areas having a minimum productivity of $200 an acre per year.

   C. Evaluate remaining nonconstrained candidate areas in terms of adjacent land uses and restrictive infrastructure, such as freeways, scenic highways, major roads, canals, transmission lines (500 KV), railroad facilities, pipelines, access, and distance from collection areas. If no candidate study areas are identified, then reevaluate boundaries of

study area or areas of least productive agricultural lands, pursuant to Resource Implementation Measure A (see page 8-5 of this Element).

2. Transfer Stations

   A. Large-volume transfer stations are designed to retain refuse from public/private haulers and the general public and then have the refuse transported to a sanitary landfill on a daily basis. These sites are to be designated on the applicable General Plan maps or specific plan maps as "Solid Waste Facility" (Map Code 3.4). The following criteria will be used in evaluating a proposed facility for a large-volume transfer station.

      1) The site shall be a minimun of 2.5 acres in size.

      2) Site locations shall be where additional traffic, litter, odor, or potential for fire or explosions will be tolerable.

      3) Landscaped buffer strips or other suitable buffers shall be required for 100 feet between the new transfer facility and residential dwelling unit(s), existing or future.

      4) The area shall conform to standards set forth in the Kern County Noise Element.

      5) Primary access shall be from major or secondary highways.

      6) The location must be sited in such a manner as to allow for future expansion.

   B. Small-volume transfer stations are those restricted to the general public, and are not designed to handle refuse from public or private haulers. These facilities shall be designated in the Kern County Solid Waste Management Plan on appropriately scaled maps. The following criteria will be used to evaluate a proposed site for a small-volume transfer station.

      1) No minimum site size.

      2) Locate only in "Resource" (Map Code 8.X), "Commercial" (Map Code 6.X), or "Industrial" (Map Code 7.X) designated areas.

      3) Primary access shall be from major or secondary highways.

      4) The facility shall be located at least 150 feet from any dwelling unit.

3. Waste-to-energy facilities are those designed to convert waste into usable energy. Those sites of at least 20 acres in size shall be designated on the applicable General Plan maps or specific plan maps as "Solid Waste Facilities" (Map Code 3.4). Sites of less than 20 acres in size shall be described and shown in the Kern County Solid Waste Management Plan. The fol-

lowing siting and/or evaluation criteria will be used in addition to any State or federal requirements:

A. A facility may be located in "Resource" (Map Code 8.X) or "Heavy Industrial" (Map Code 7.3) designated areas.

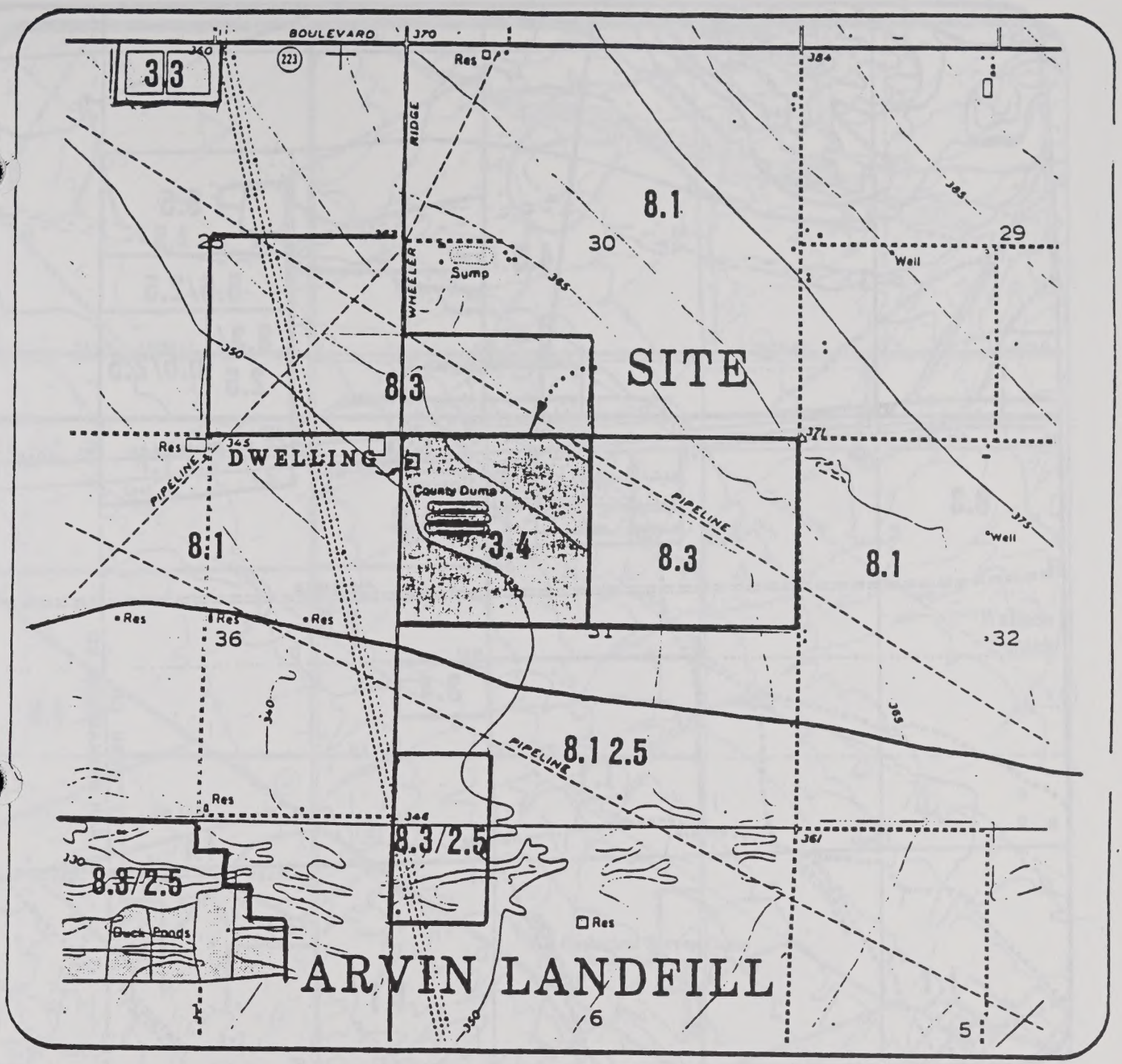
B. A facility shall not be located within 1,200 feet of an existing dwelling unit or other sensitive land use, such as a school, hospital, or professional business (commercial).

C. The facility shall be sited in such a manner that additional traffic, litter, odor, fire, or explosion would be tolerable.

TABLE OF MAPS

The following maps depict each official solid waste facility, type of facility, surrounding map code designations, and existing dwelling units within 1,200 feet of the site's perimeter. Only those facilities that are under the jurisdiction of the County of Kern or that are intended to operate through a private contractor are listed in this Appendix.

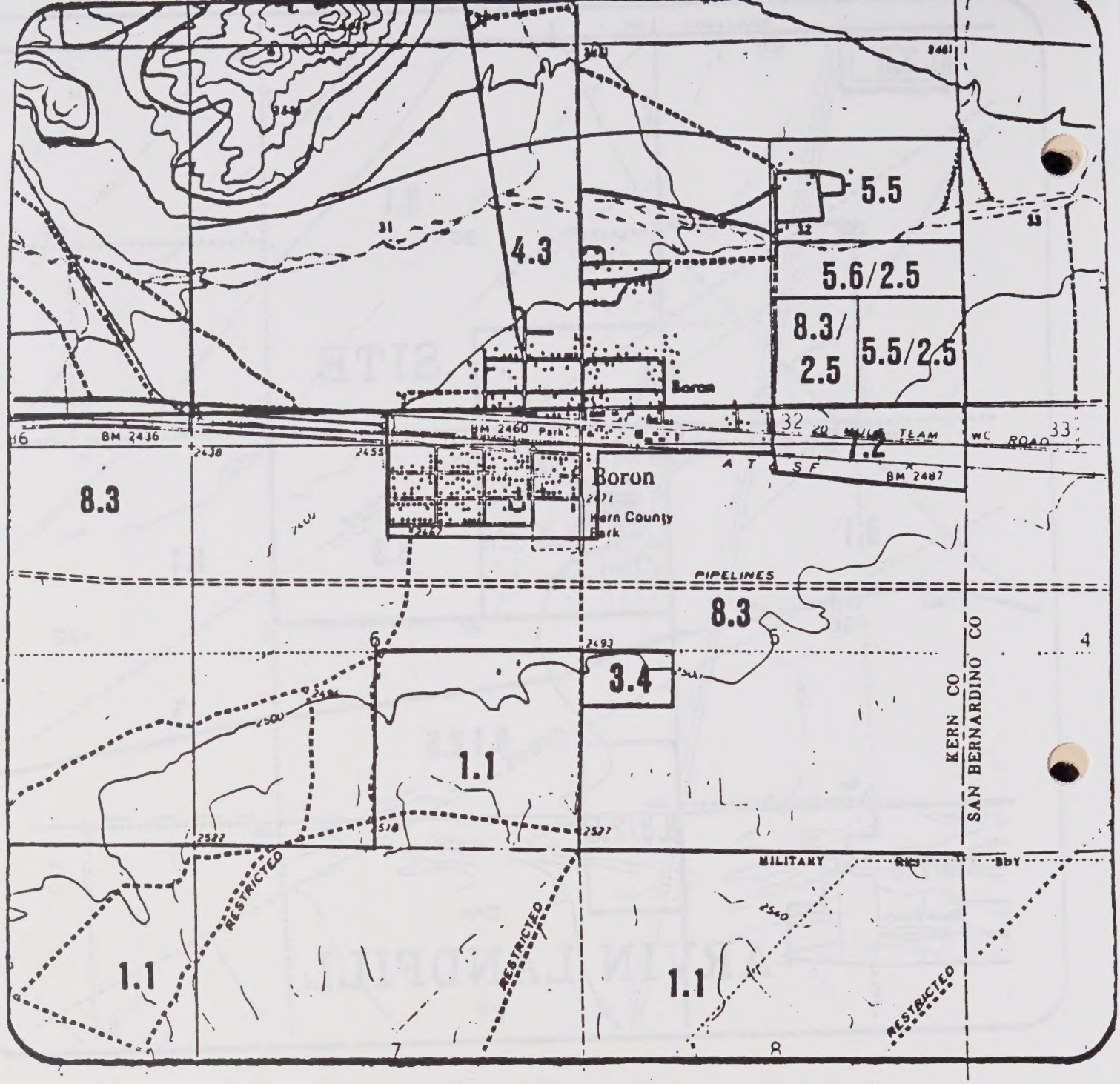
Solid Waste Facility	Page
Arvin, Class II-2	G-6
Boron, Class II-2	G-7
Buena Vista, Class II-1	G-8
Buttonwillow, Class II-2	G-9
Chemical Waste Management, Class II-1	G-10
Chevron, Class II-1	G-11
China Grade, Class II-2 (site within City of Bakersfield)	G-12
Delano-McFarland, Class II-2	G-13
Environmental Protection Corporation, Eastside, Class II-1	G-14
Environmental Protection Corporation, Westside, Class II-1	G-15
Glennville-Woody, Class II-2	G-16
Kern Valley, Class II-2	G-17
Lebec, Class II-2	G-18
Liquid Waste Management, Class II-1	G-19
Lost Hills, Class II-2	G-20
Mojave-Rosamond, Class II-2	G-21
North Belridge, Class II-2	G-22
Petroleum Waste Management, Class II-1	G-23
Ridgecrest, Class II-2	G-24
Shafter-Wasco, Class II-2	G-25
Shell Oil, Class II-1	G-26
Southland Recycling, Class II-2	G-27
Taft, Class II-2	G-28
Tehachapi, Class II-2	G-29
Tenneco West San Emigdio, Class II-1	G-30
San Joaquin Composting	G-33



SITE LOCATION

NW/4 SEC.31 T31S R29E

0 1000 2000 2640 FEET



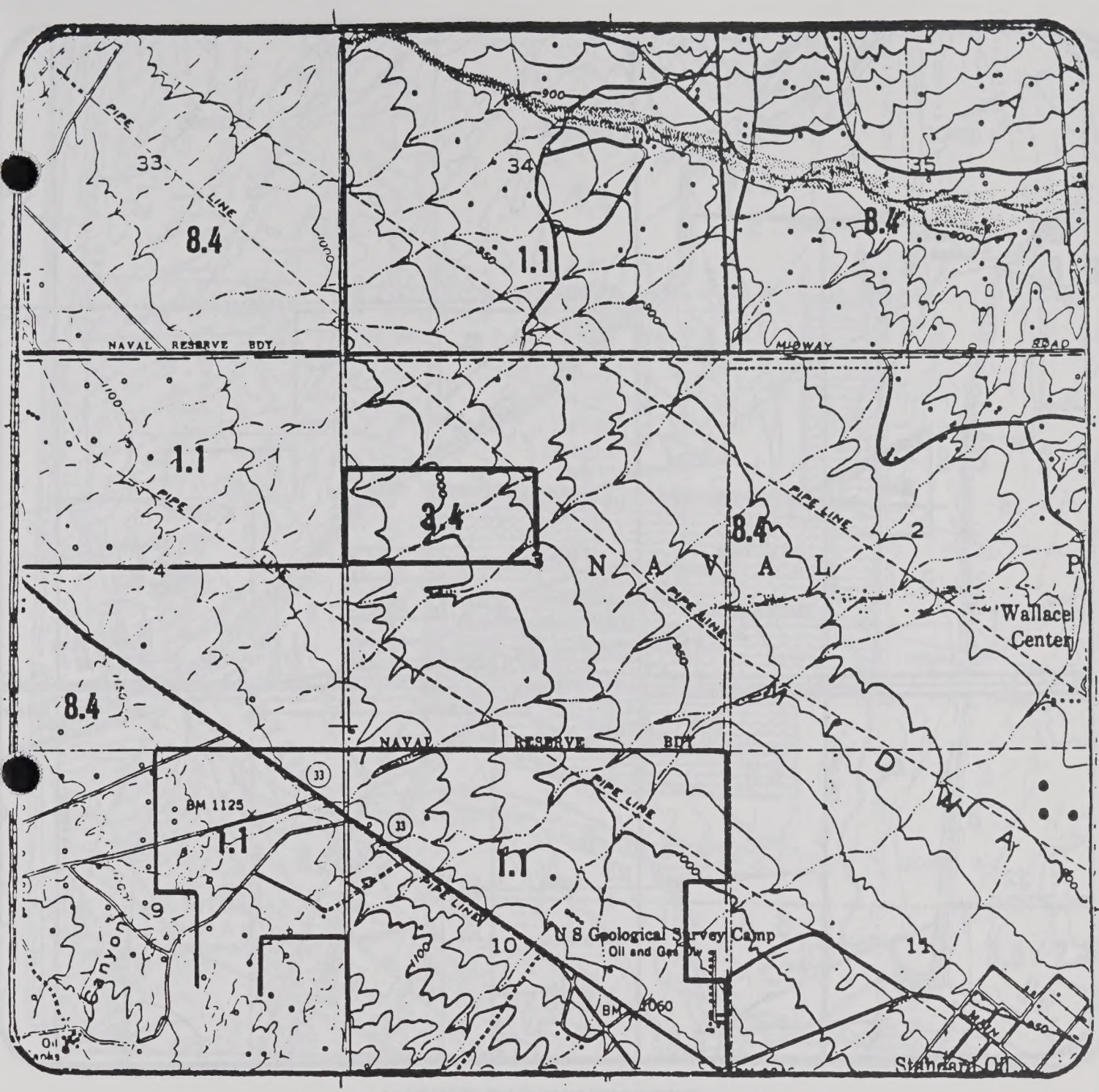
BORON LANDFILL

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

The N 1/2 of the NW 1/4 of the SW 1/4 of Section 5, T. 10 N. R. 7 W.



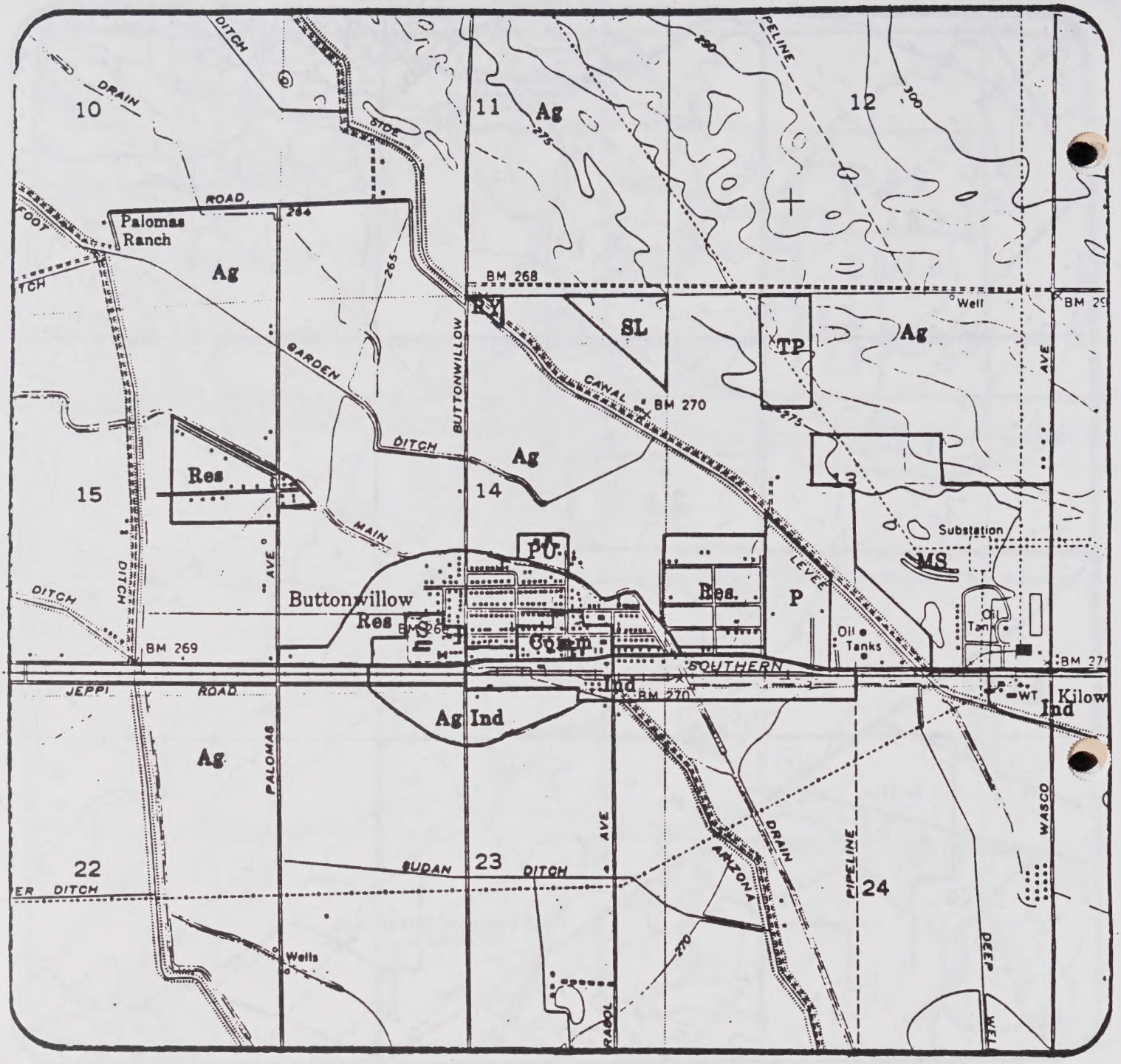
BUENA VISTA WASTE DISPOSAL

SITE LOCATION

0 1000 2000 2840

SCALE IN FEET

The S 1/2 of the NW 1/4 of Sec. 3, T. 32 S. R. 23 E.



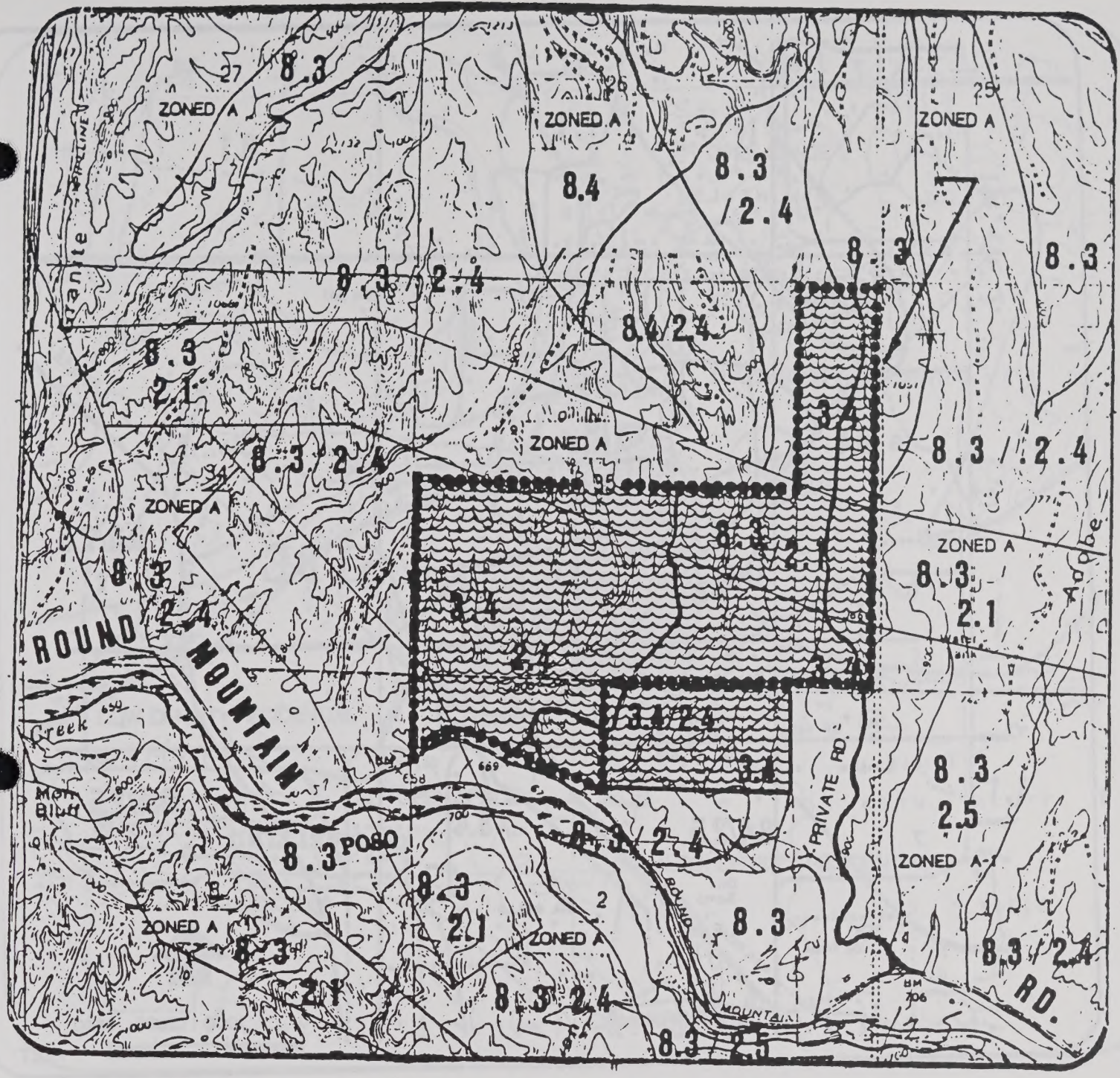
BUTTONWILLOW LANDFILL

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

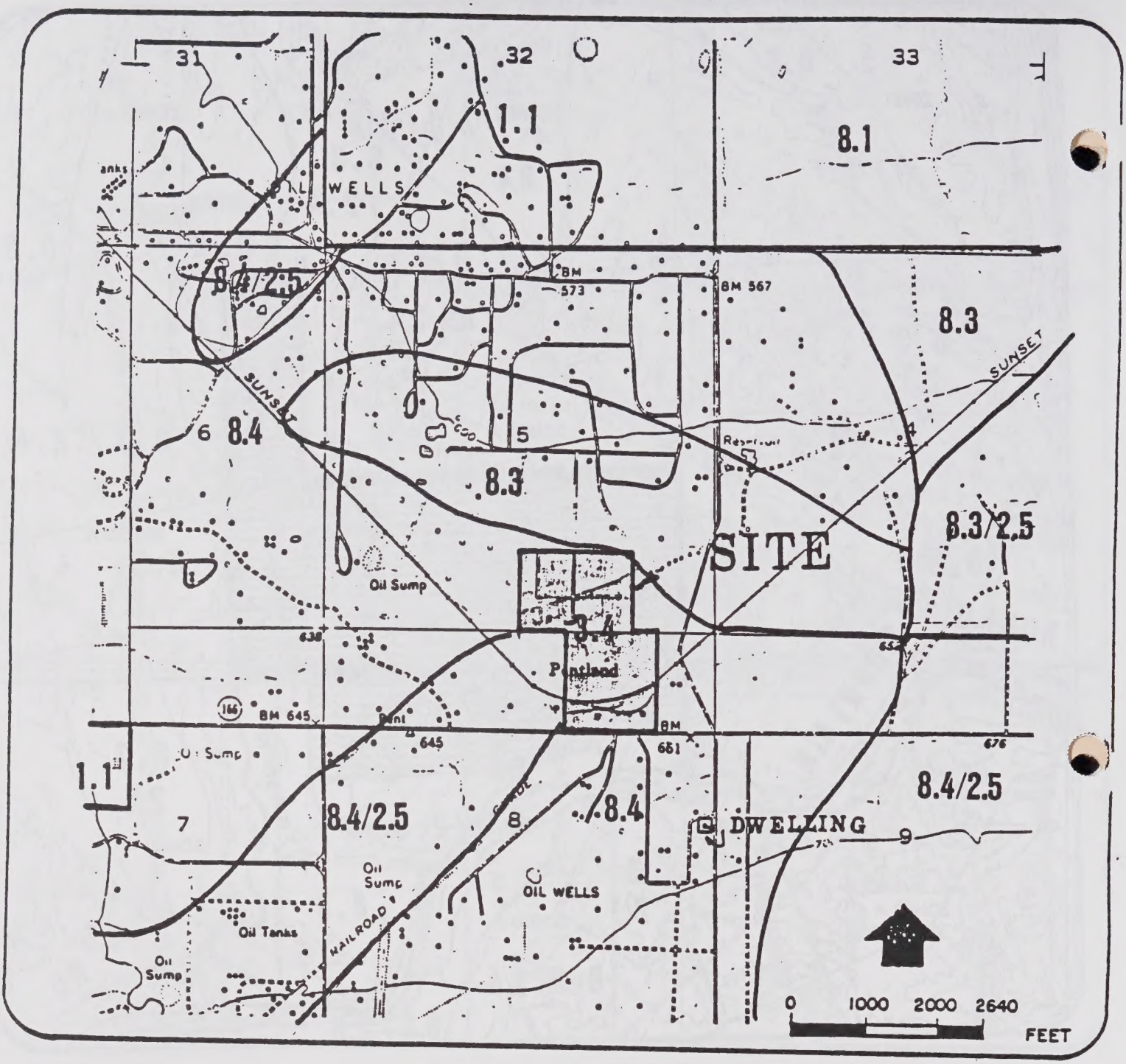
A Portion of the NE 1/4 of the NE 1/4 of Section 14, T. 29 S. R. 23 E.



CHEMICAL WASTE MANAGEMENT

SITE LOCATION

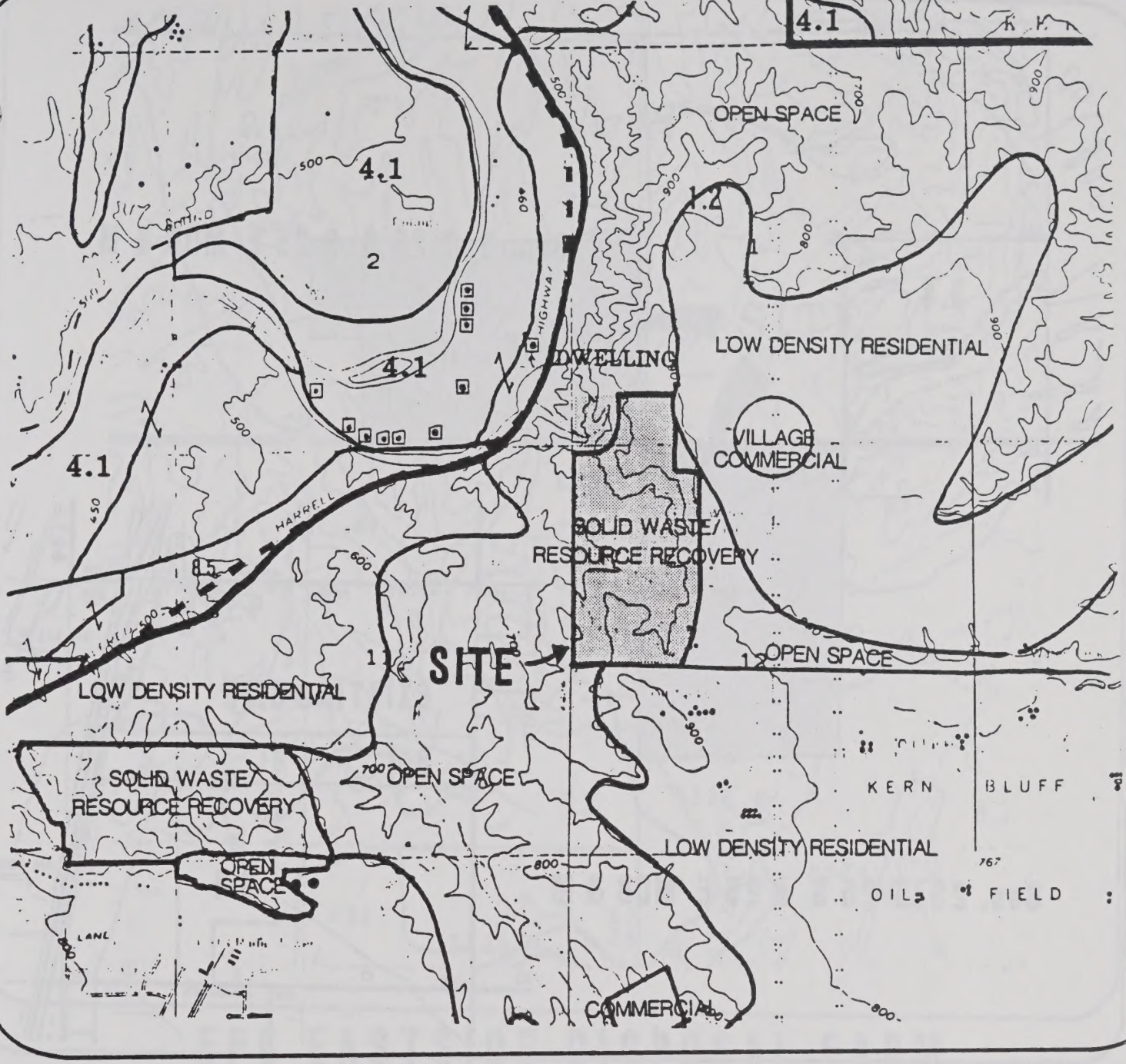
The S 1/2 of Sec. 35 and the W 1320 ft. of Sec. 36, T. 27 S. R. 28 E, and a Portion of the N 1/2 of Sec. 2, T. 28 S. R. 28 E.



SITE LOCATION

Chevron Site: Being a portion of the E½ of Section 5, T11N, R23W, SBB&M. Beginning at the SW corner of Section 5; thence east 2700 feet along the south section line to the true point of beginning; thence north 1090 feet; thence east 1600 feet; thence south 1090 feet to a point on the south section line; thence west 1600 feet to the true point of beginning

Derrick Disposal Site: E½ of NW¼ of NE¼ and the W½ of NE¼ of NE¼ of Section 8, T11N, R23W, SBB&M



CHINA GRADE LANDFILL

SITE LOCATION

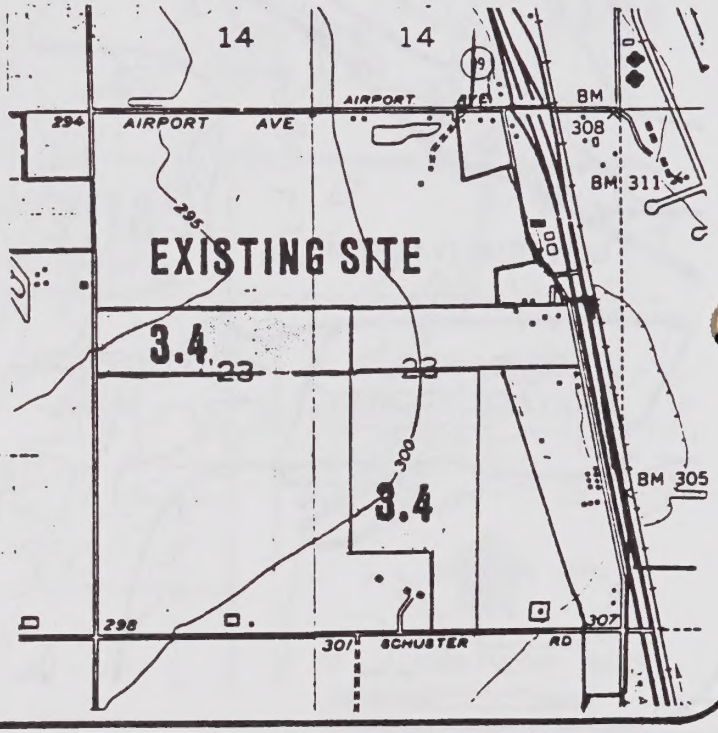
Ptns. Secs. 1 & 12, T. 29 S. R. 28 E.

Kern County Map Code 1.2 (INCORPORATED CITIES)

0 1000 2000 2640
FEET



Sec. 6 T 25 S R 25 E MDB & M



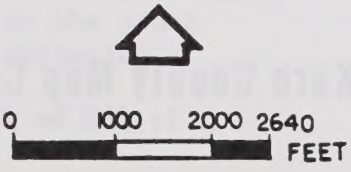
Sec. 23 T 25 S R 25 E MDB & M

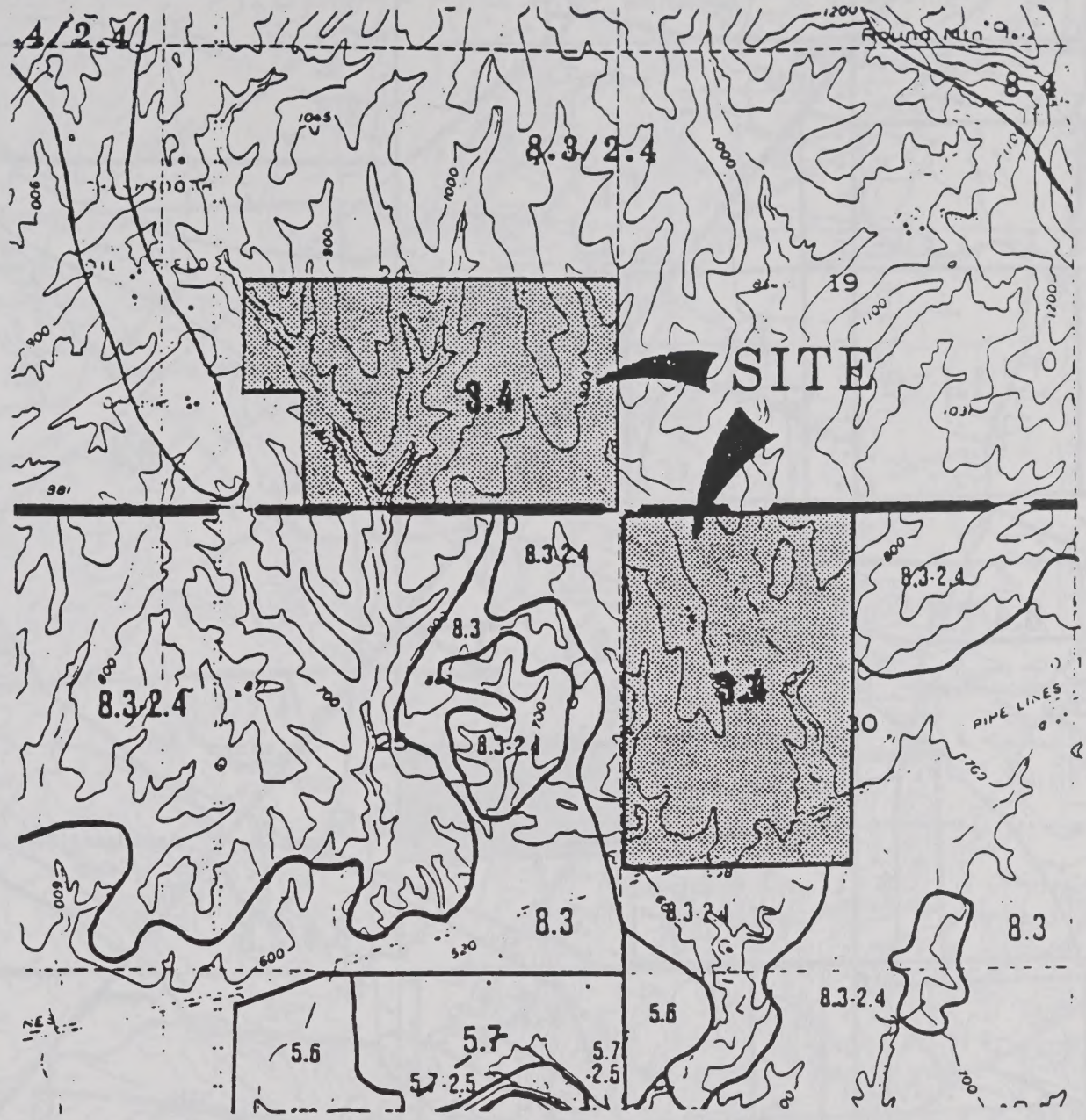
DELANO - McFARLAND SANITARY LANDFILL

SITE LOCATION

EXISTING SITE: S1/2 of S1/2 of NW1/4 of Section 23,
T 25 S R 25 E MDB&M (40 acres)

NEW SITE: SW1/4 of Section 6, T 25 S R 25 E MDB&M
(±160 acres)





EPC EASTSIDE DISPOSAL FARM

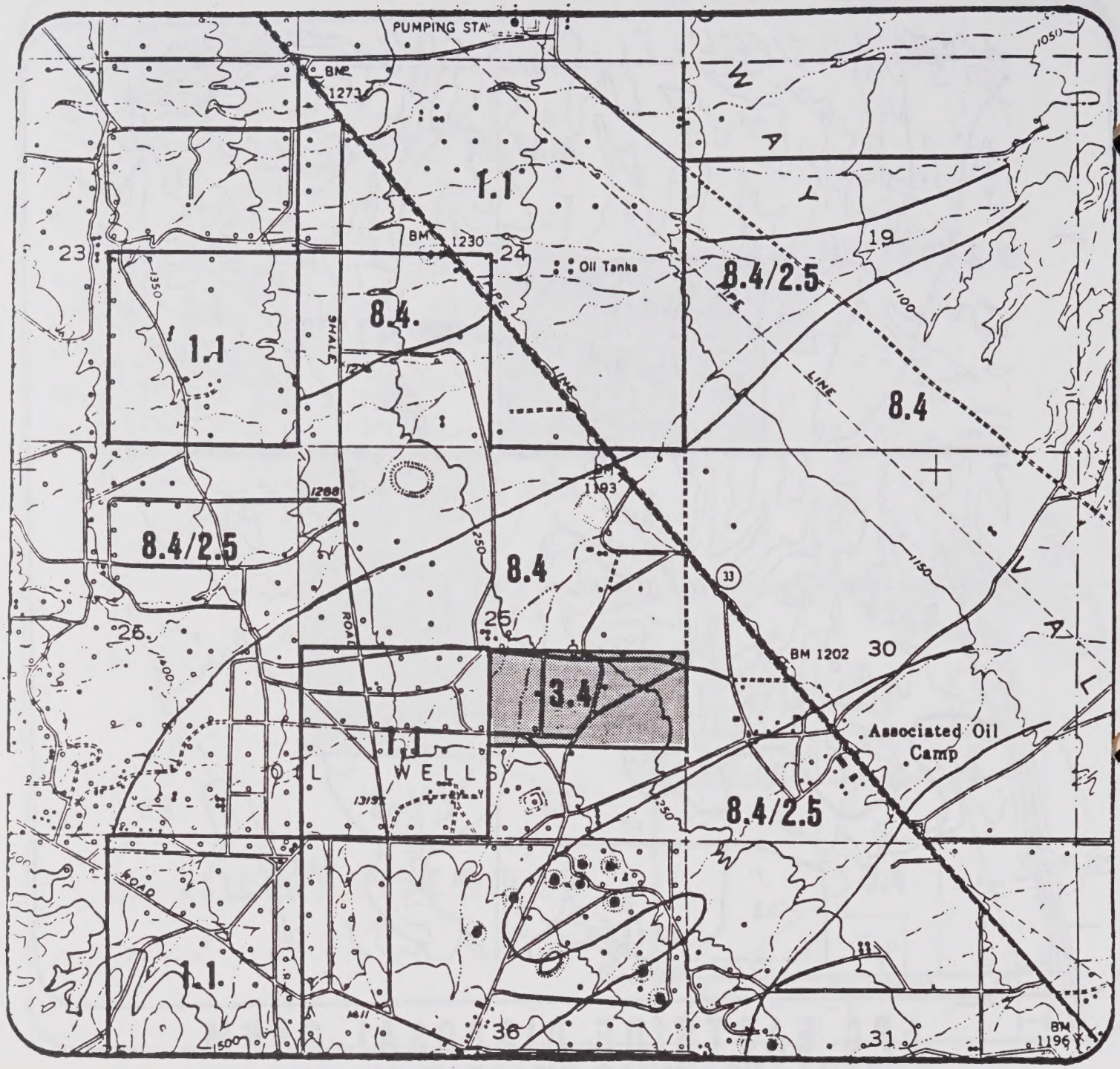
SITE LOCATION

POR. OF SEC.24 T28S R28E

POR. SEC.30 T28S R29E

NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE

0 1000 2000 2640 FEET



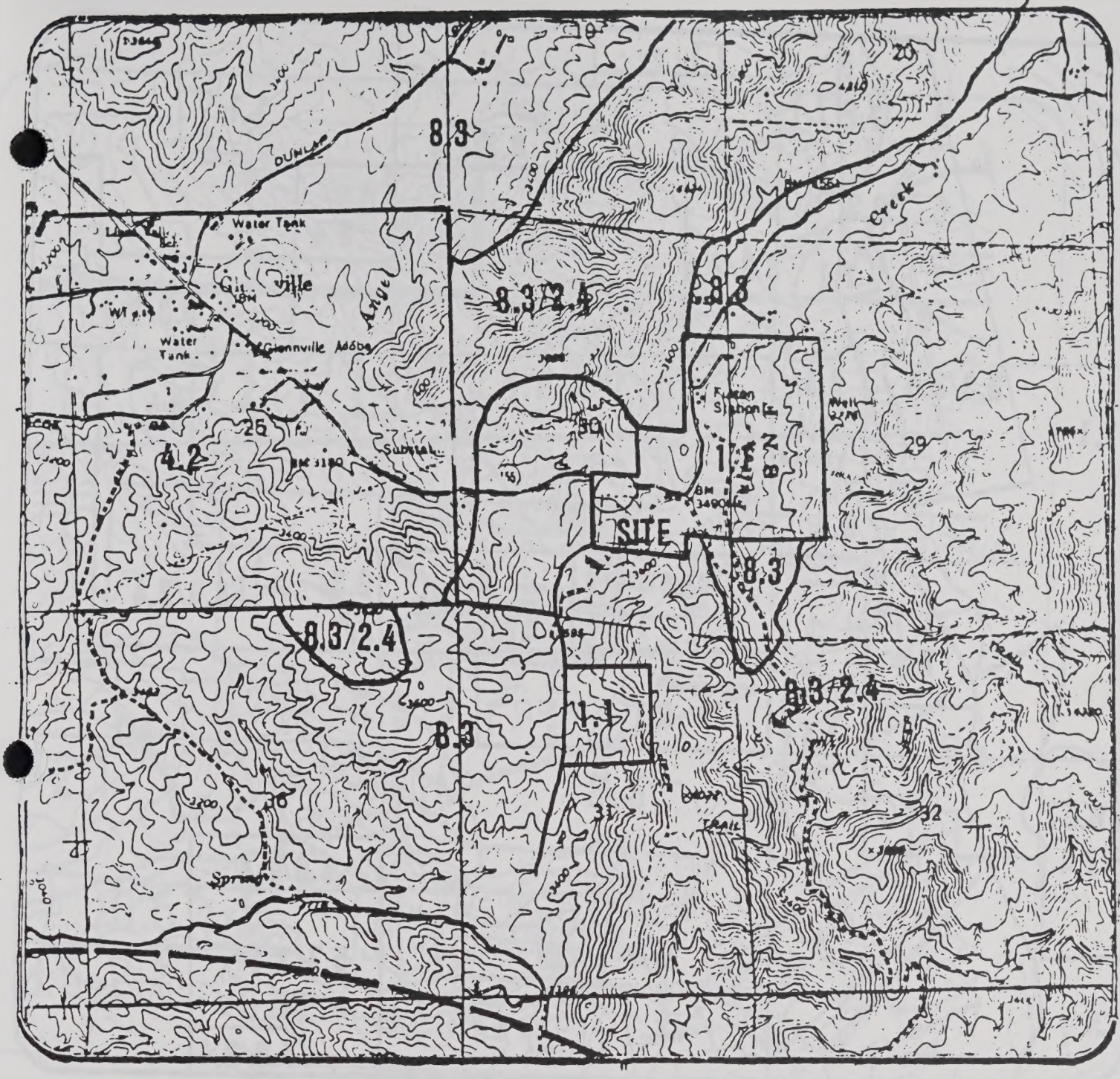
E.P.C. WESTSIDE DISPOSAL FARM

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

The N 1/2 of the SE 1/4 of Section 25, T. 31 S. R. 22 E.



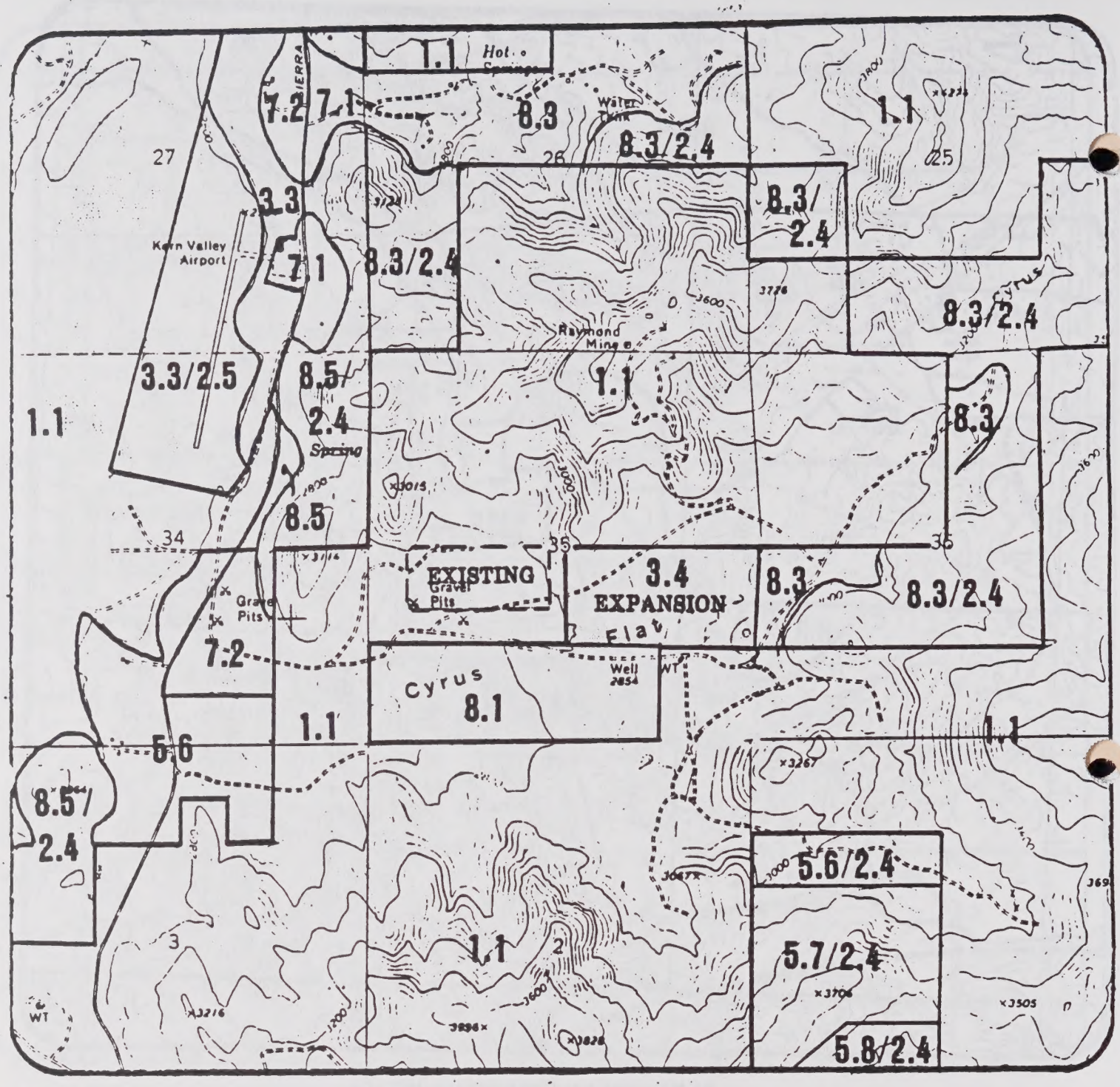
GLENNVILLE-WOODY LANDFILL

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

A Portion of the S 1/2 of Section 30, T. 25 S. R. 31 E.



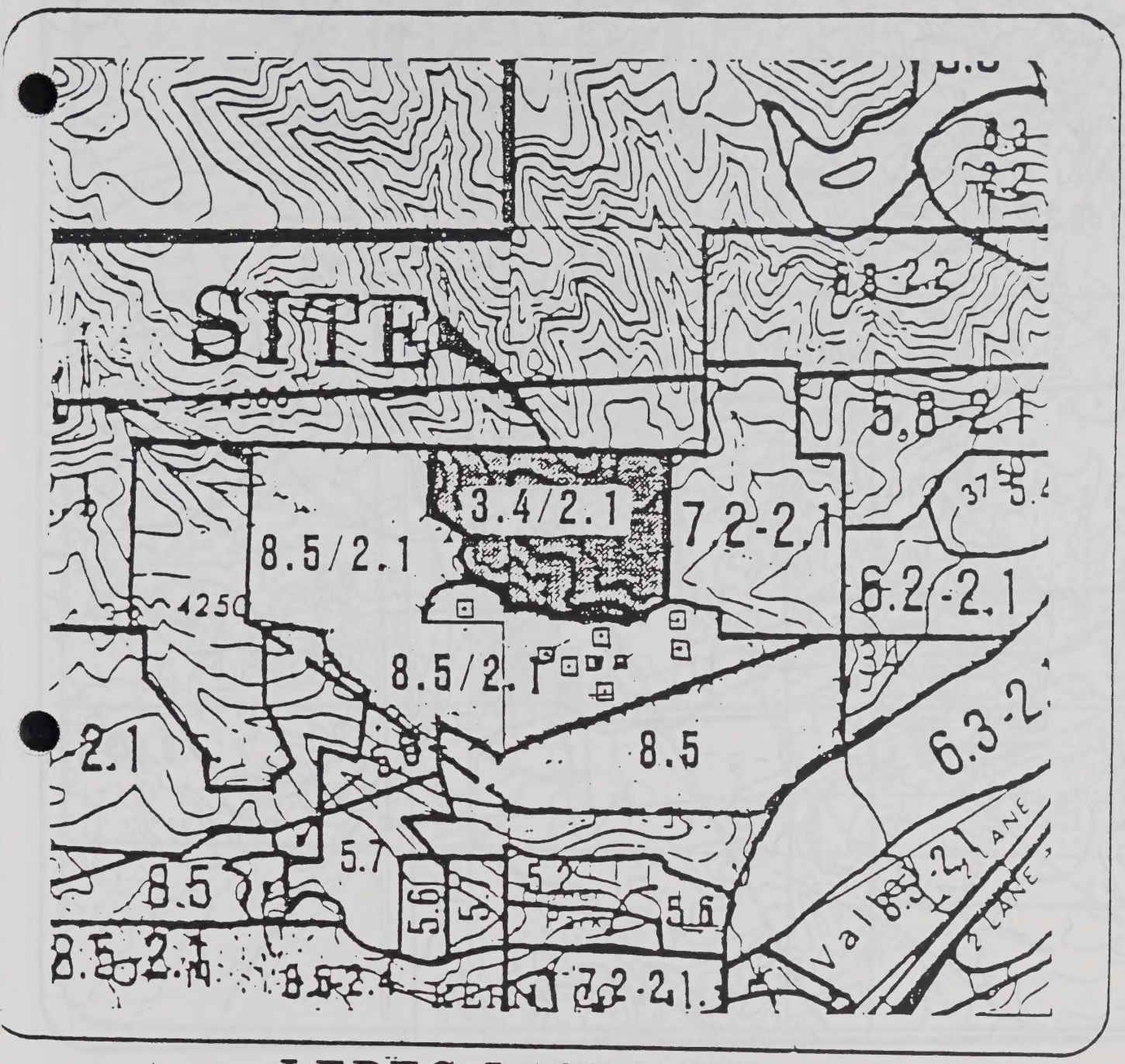
KERN VALLEY LANDFILL

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

The North 1/2 of the Southeast 1/4 of Section 35, T. 25 S. R. 33 E.



LEBEC LANDFILL

SITE LOCATION

POR. NE/4 SEC. 33 &POR. NW/4

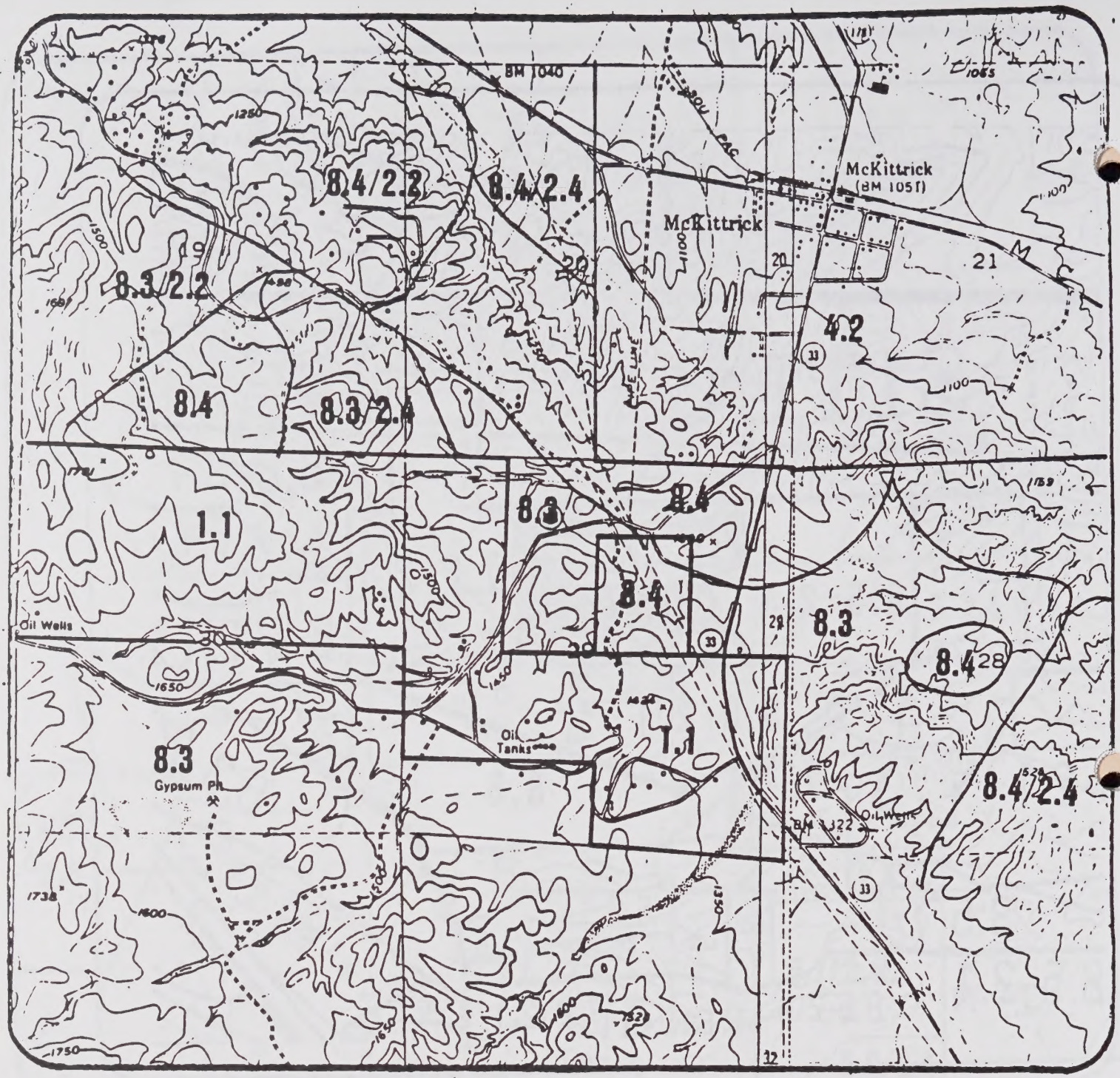
SEC. 34 T 9N R19W

⊡ DWELLINGS WITHIN 1200' OF SITE

0 660 1320

Feet

REVISED 4/21/88



LIQUID WASTE MANAGEMENT

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

The SW 1/4 of the NE 1/4 and the S 1/2 of the S 1/2 of the NW 1/4 of the NE 1/4 of Section 29, T. 30 S. R. 22 E.



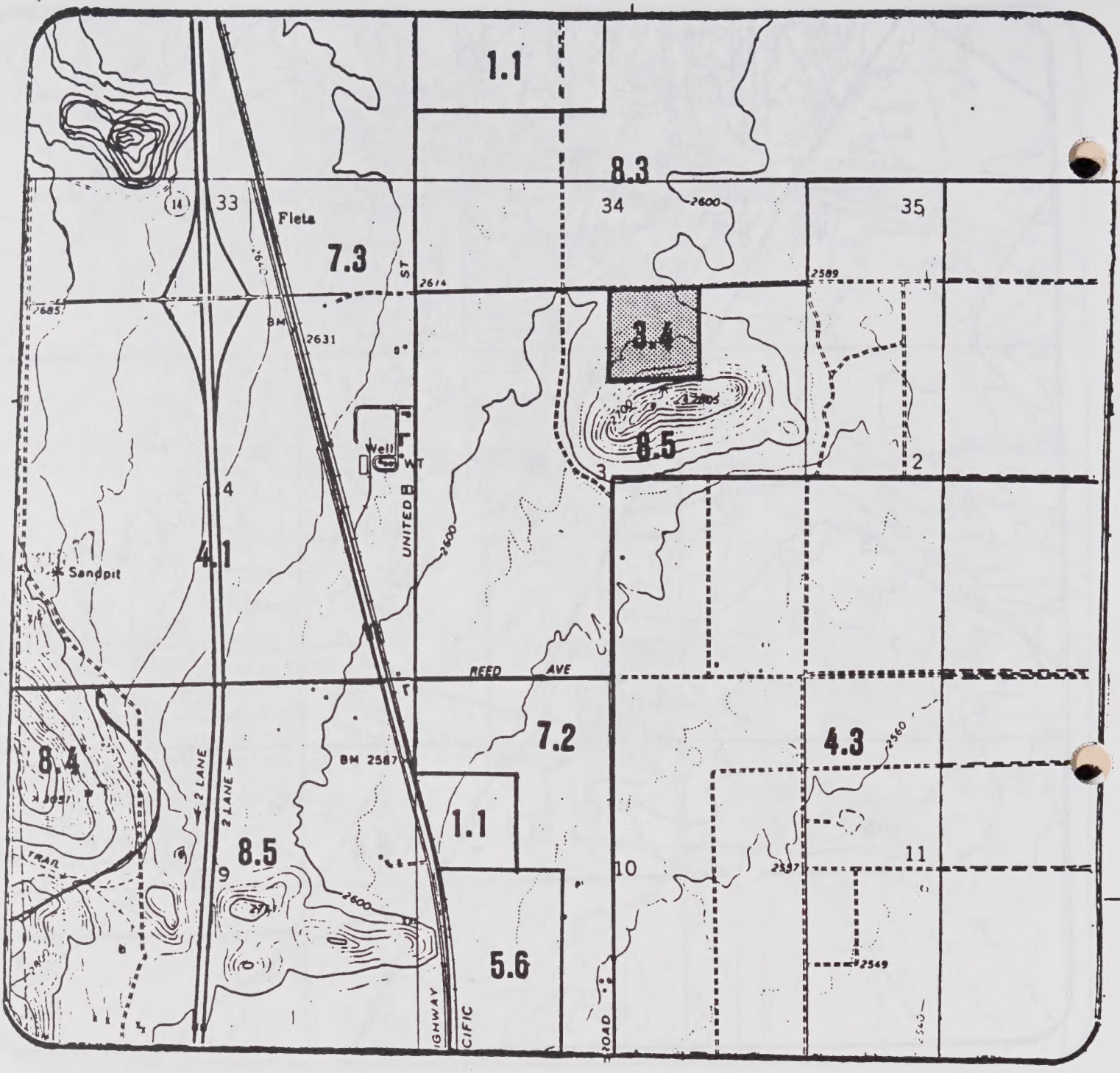
LOST HILLS LANDFILL

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

A Portion of the SW 1/4 of Section 30, T. 26 S. R. 21 E.



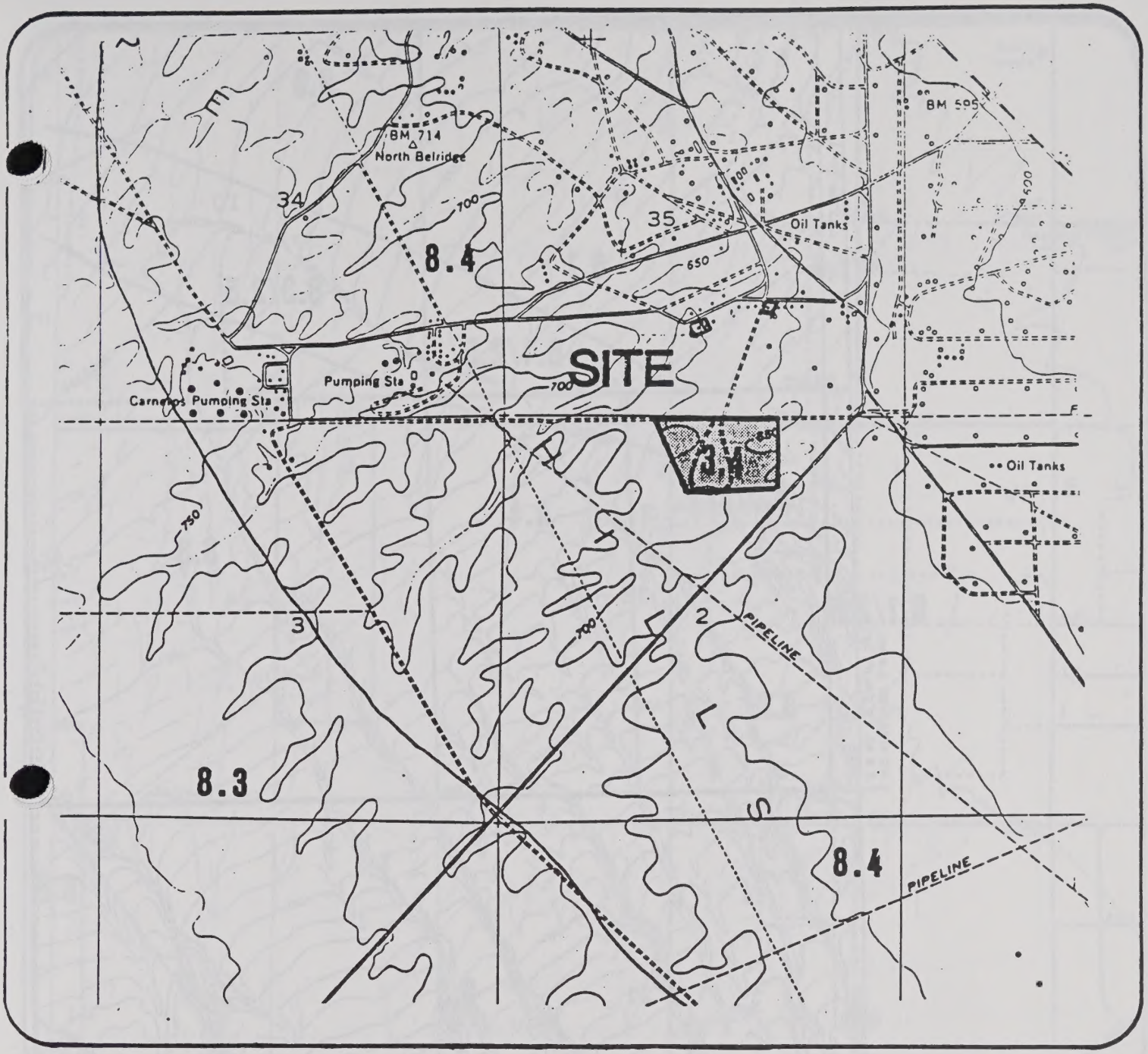
MOJAVE-ROSAMOND LANDFILL

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

The NW 1/4 of the NE 1/4 of Section 3, T. 10 N. R. 12 W.



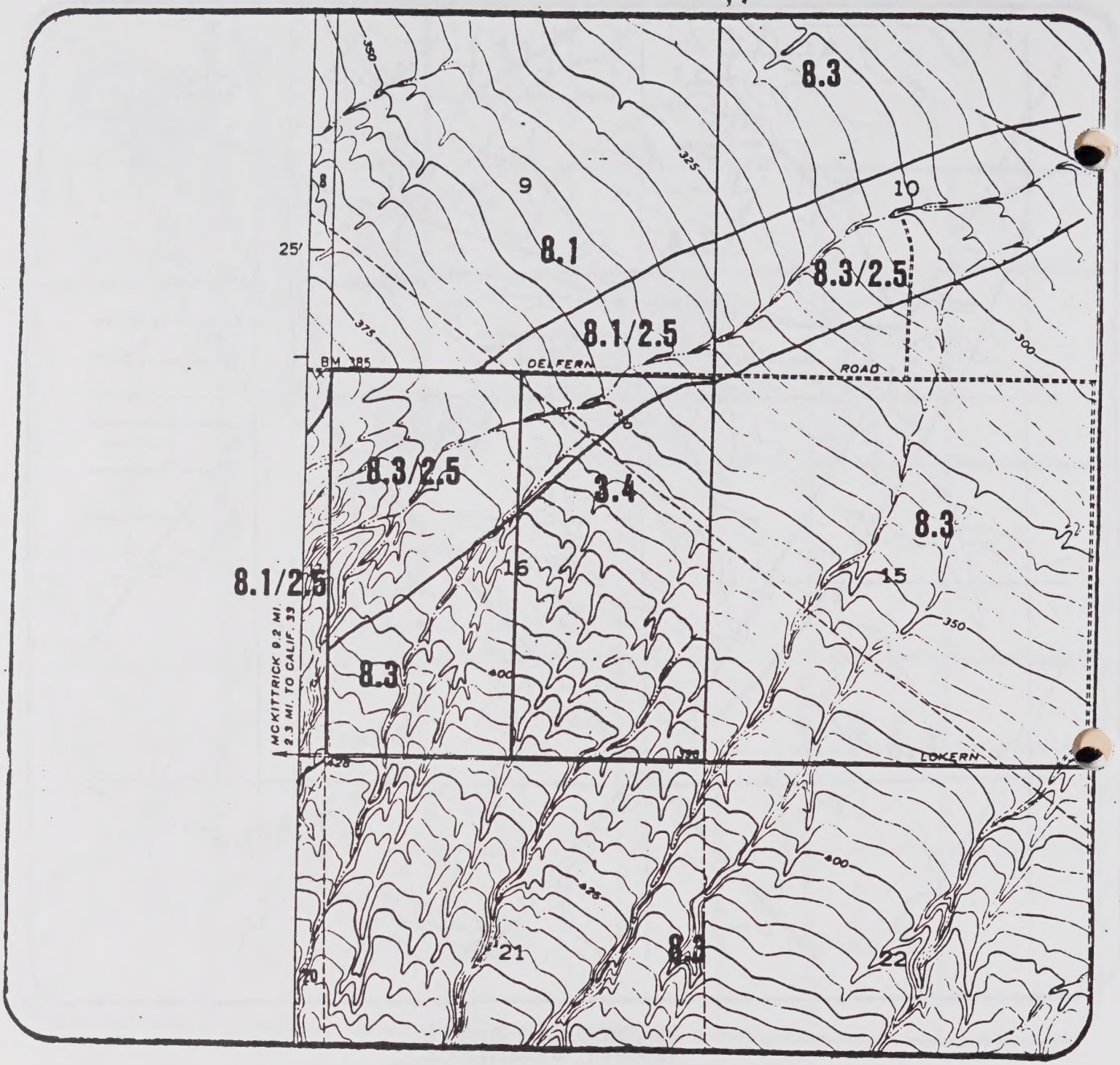
NORTH BELRIDGE

SITE LOCATION

POR. SEC.2 T28S R20E

NEAREST DWELLING UNIT APPROXIMATELY 1200 FEET FROM SITE.

0 1000 2000 2640 FEET



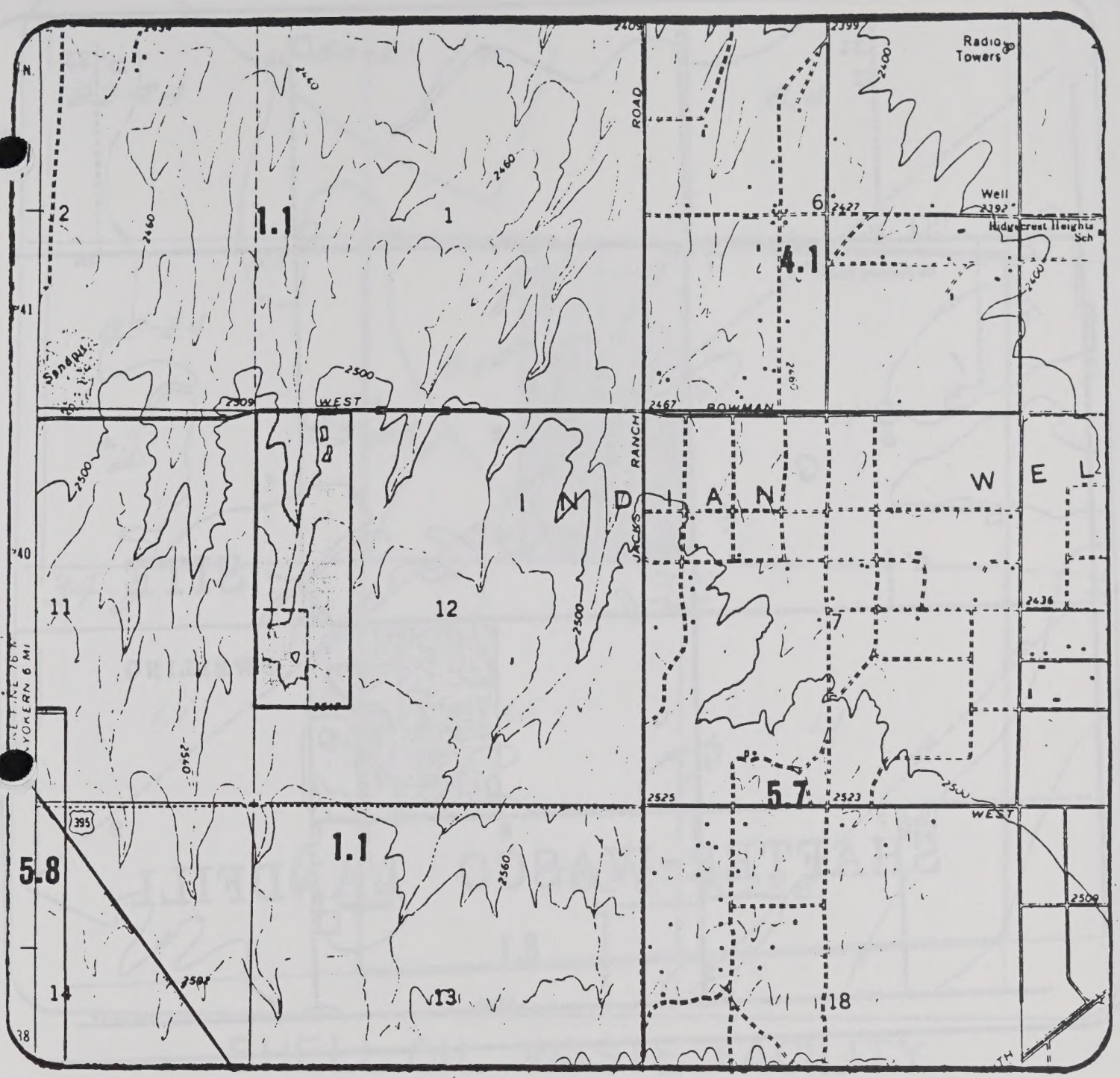
PETROLEUM WASTE MANAGEMENT

SITE LOCATION

0 1000 2000 2640

SCALE IN FEET

The East 1/2 of Section 16, T. 29 S., R. 22 E.



RIDGECREST LANDFILL

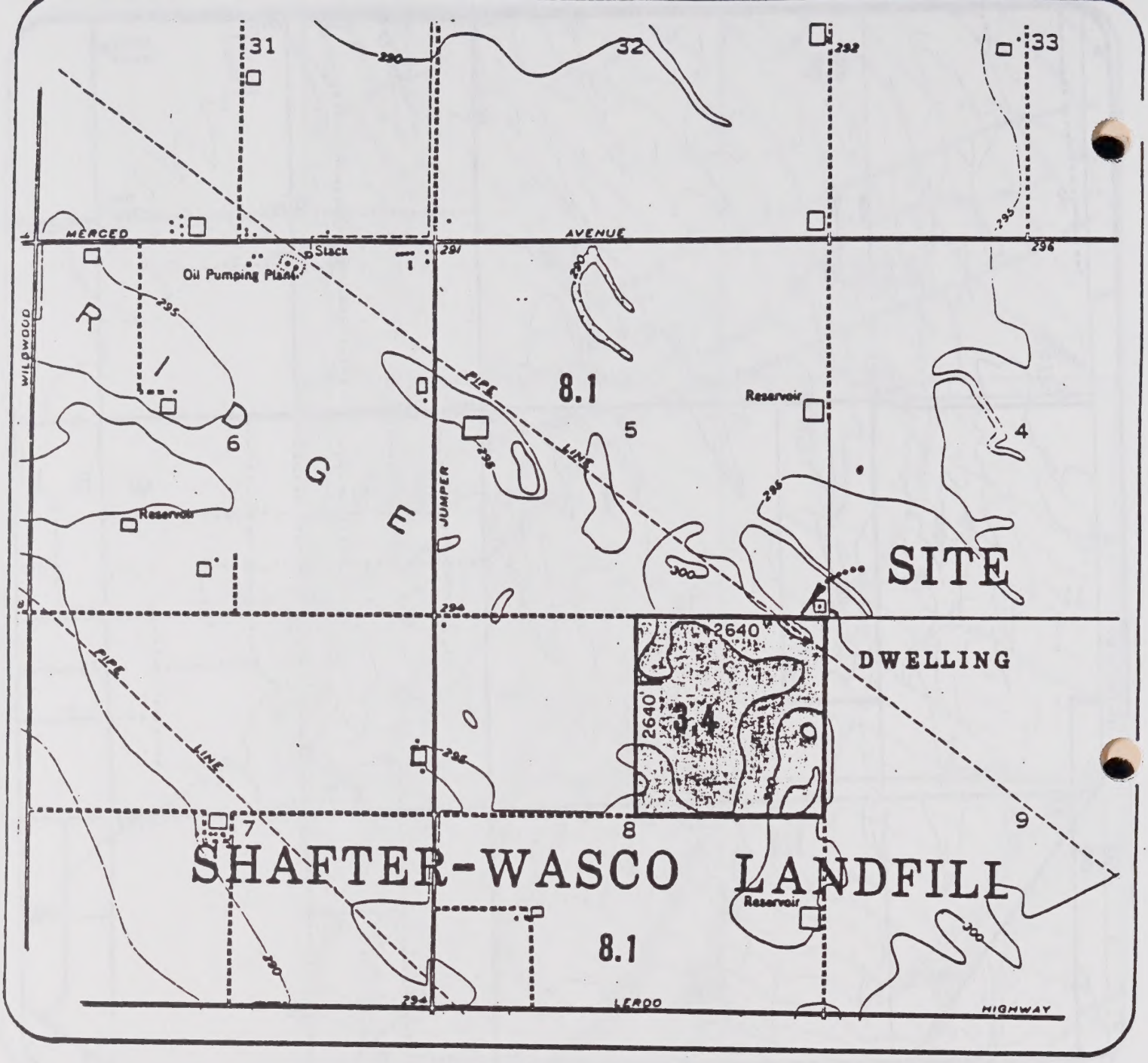
SITE LOCATION

The NW 1/4 of the SW 1/4 and the W 1/2 of the NW 1/4 of Section 12, T. 27 S. R. 39 E.

0 1000 2000 2640

SCALE IN FEET

MAP CODE 1.1 (State & Federal Land)

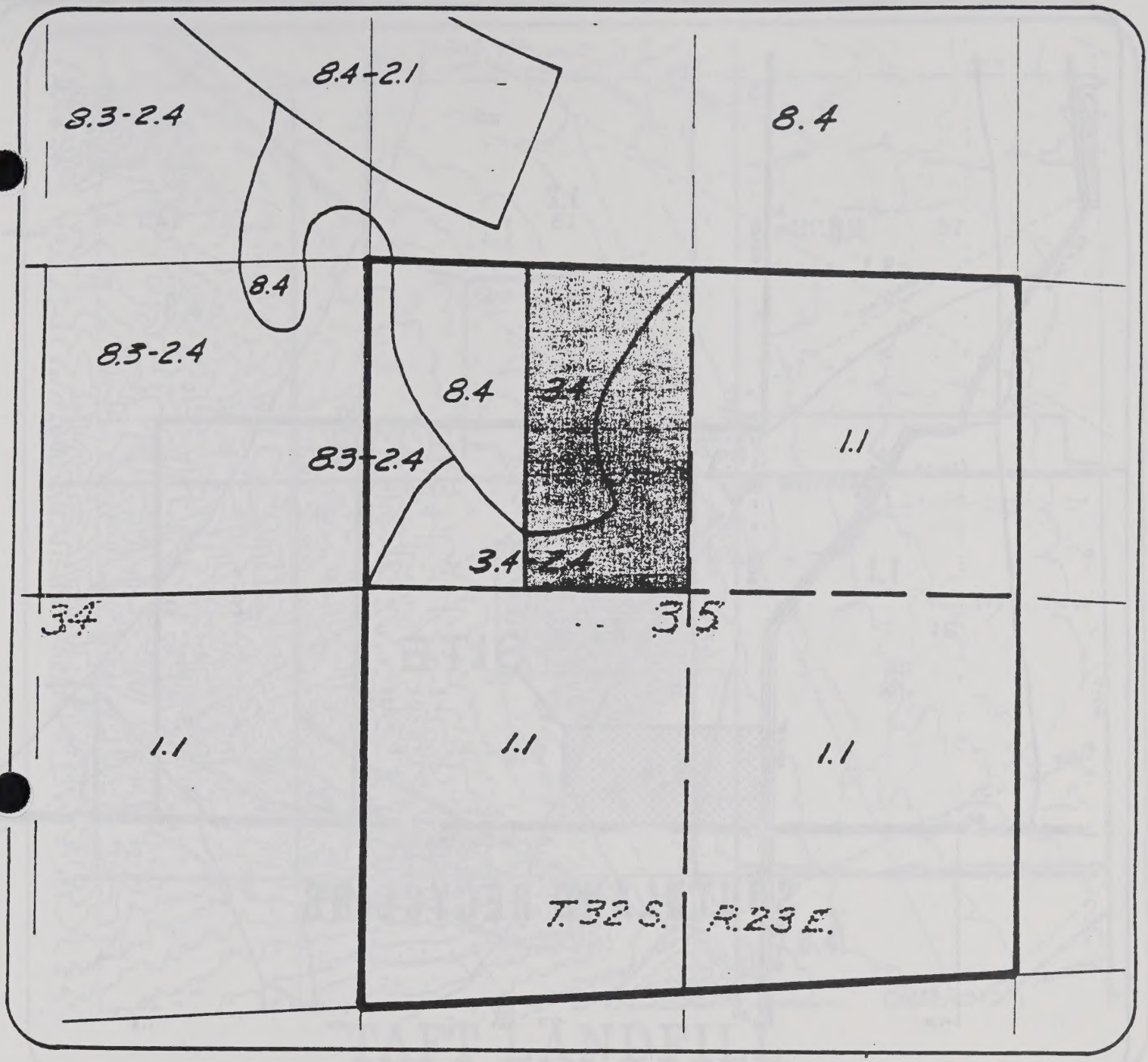


SITE LOCATION

NE/4 SEC.8 T28S, R24E

0 1000 2000 2640

FEET



SHELL OIL WASTE FACILITY

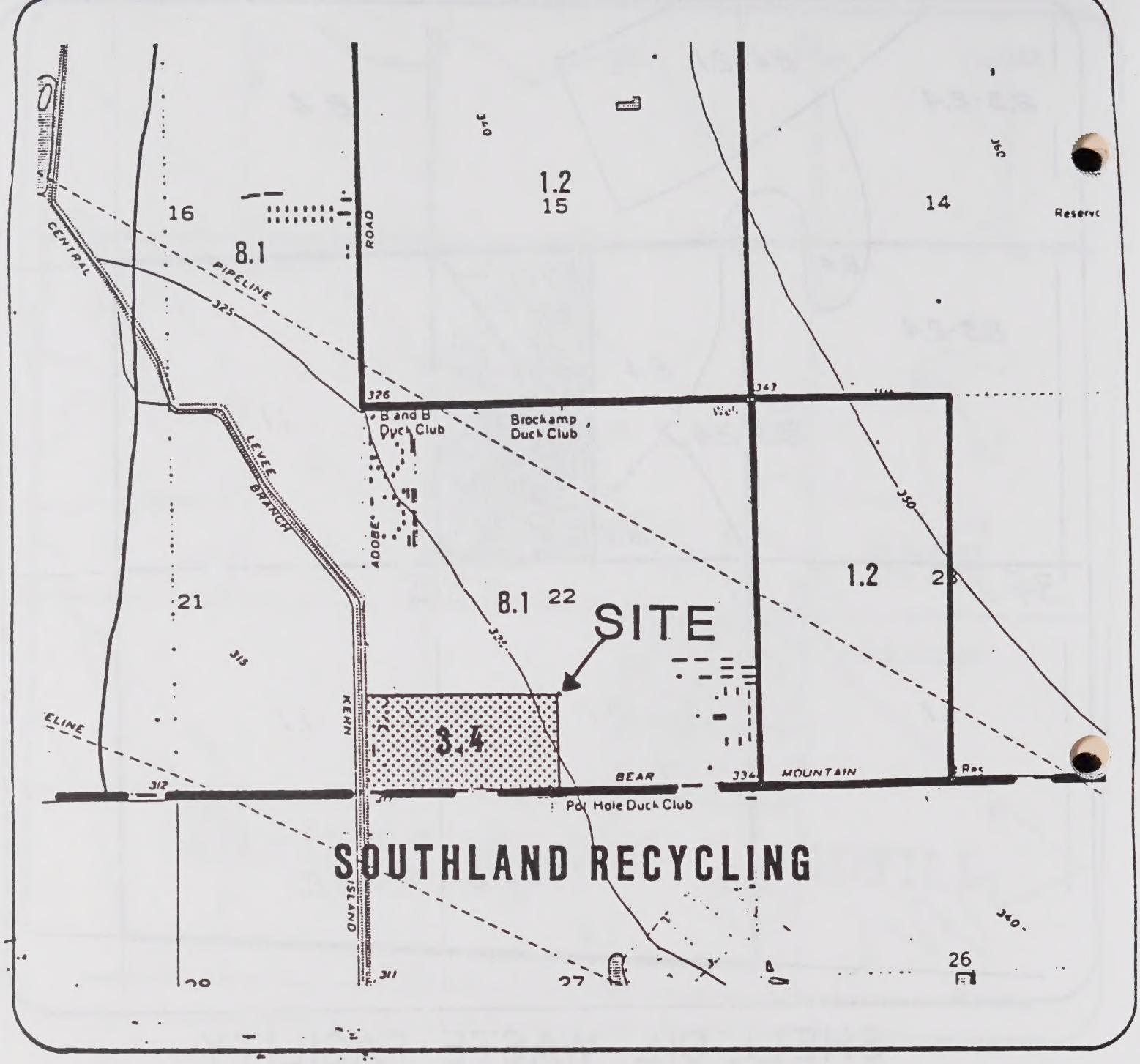
SITE LOCATION

E 1/2 of the NW 1/4 of Sec. 35,
T. 32 S., R. 23 E.

1" = 1200'

SITE

NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE



COMPOSTING FACILITY

SITE LOCATION

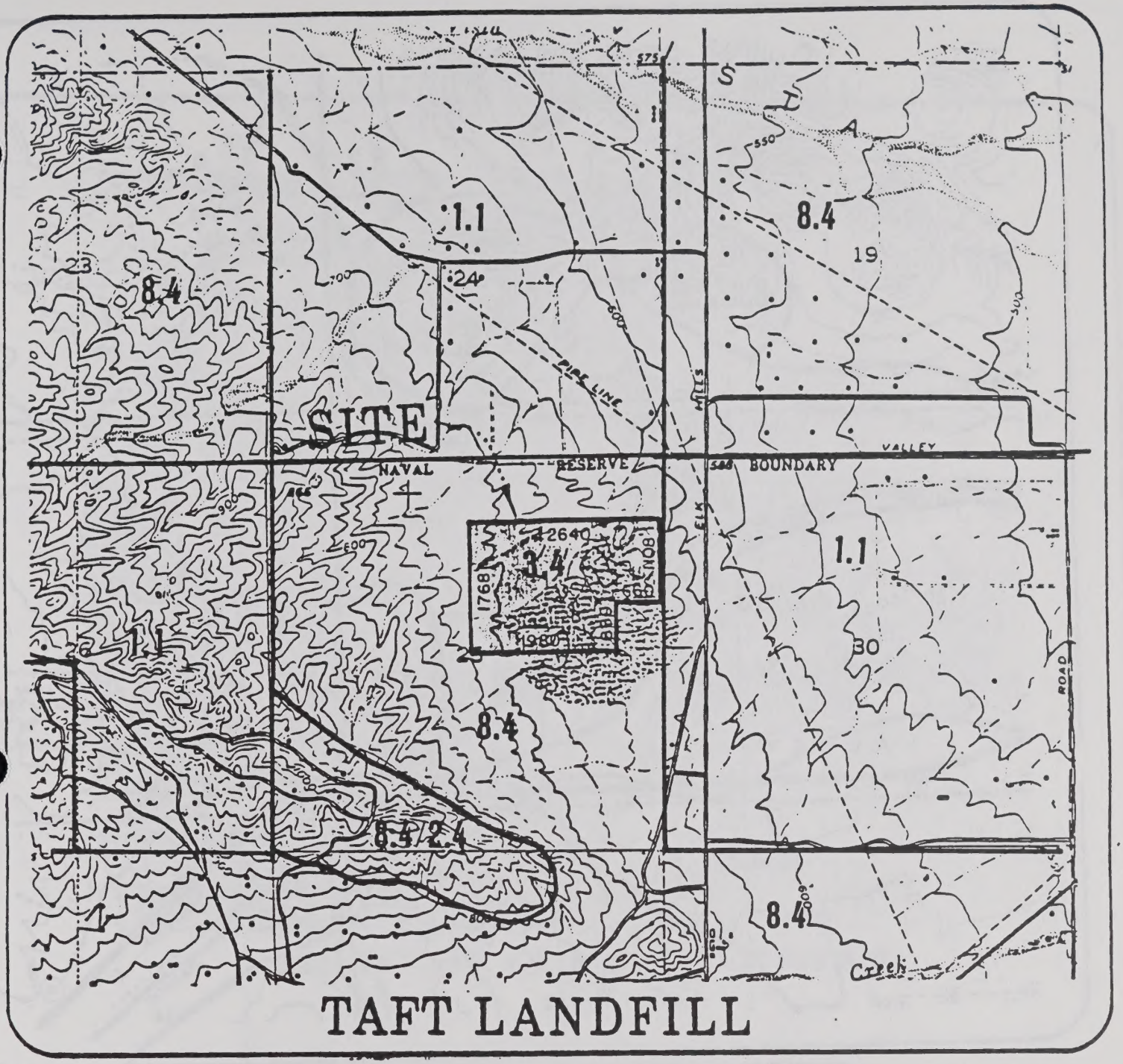
POR. of SW1/4 of SEC. 22 T.31S., R.28E

N

0 1000 2000

FEET

NO DWELLING UNITS WITHIN 1200 FT OF THE SITE



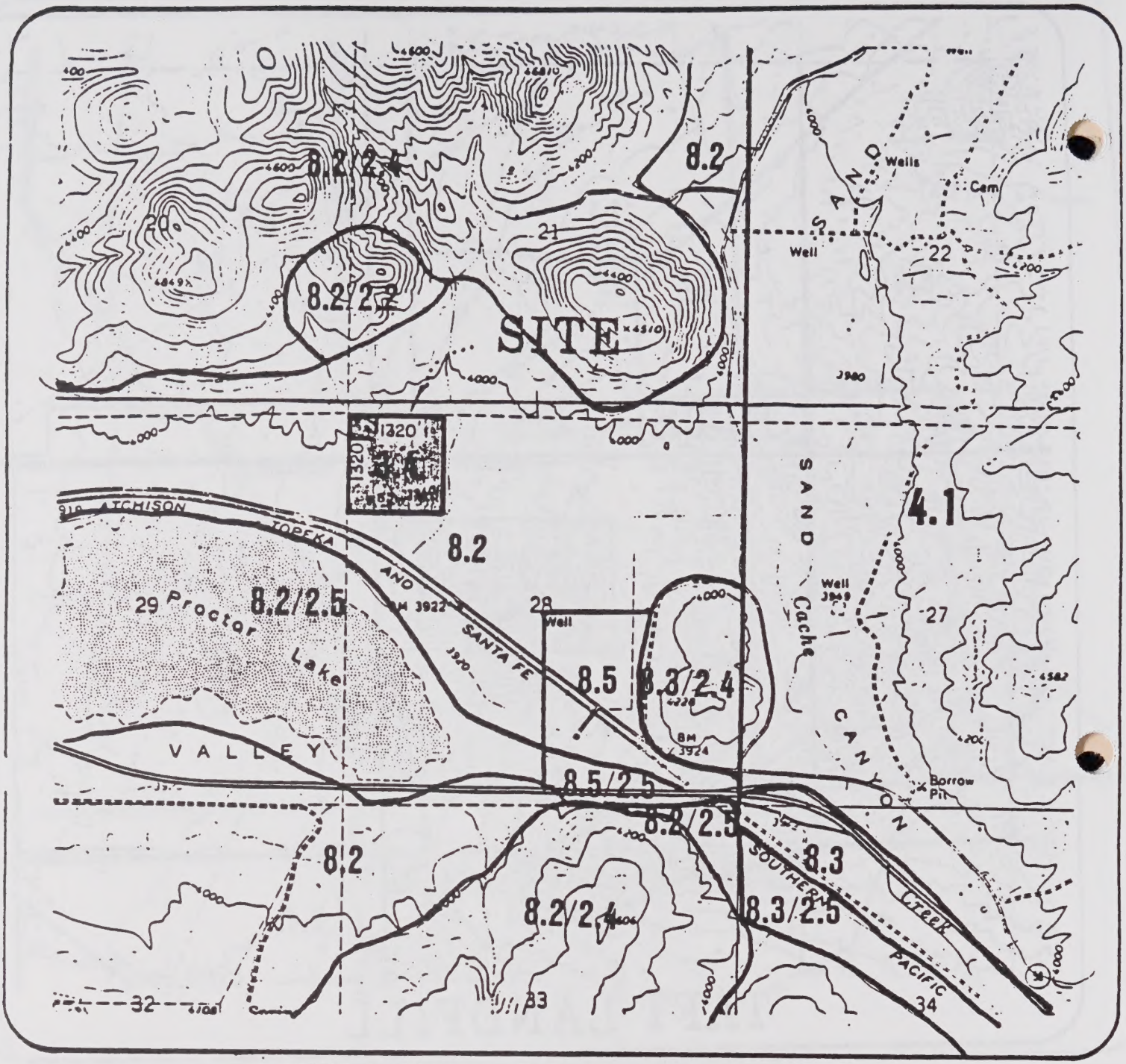
TAFT LANDFILL

SITE LOCATION

The NE¼ of Section 25, T31S, R23E, MDB&M, excepting therefrom the northerly 875 feet and the SE¼ of the SE¼ of the NE¼ of said section

NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE

0 1000 2000 2640
FEET



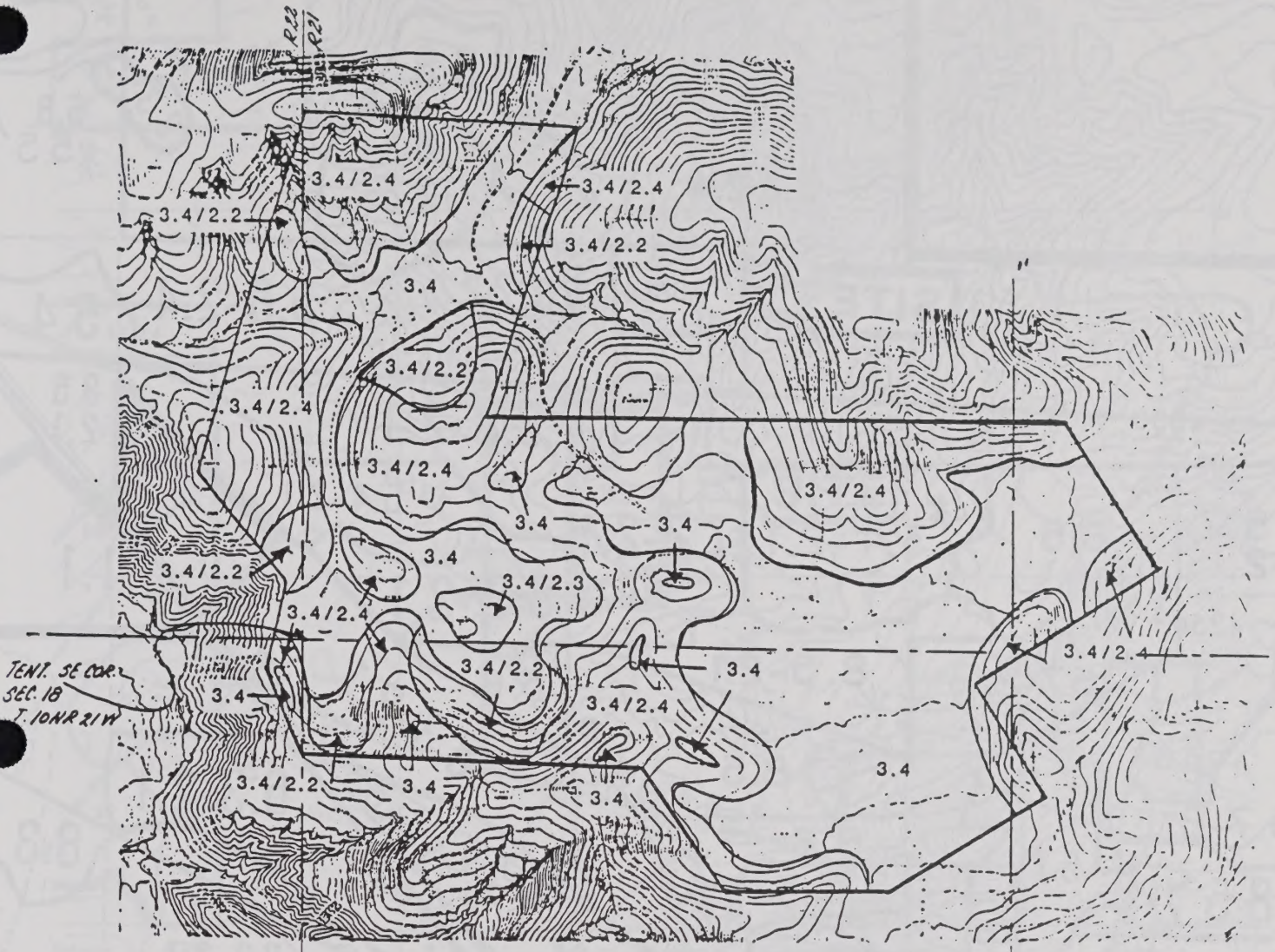
TEHACHAPI LANDFILL

SITE LOCATION

NW/4 OF NW/4 SEC.28 T32S R34E

NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE

0 1000 2000 2640 FEET



POR. OF T.10N. R.21W. T.10N. R22W,S.B.M.

TENNECO WEST WASTE DISPOSAL SITE

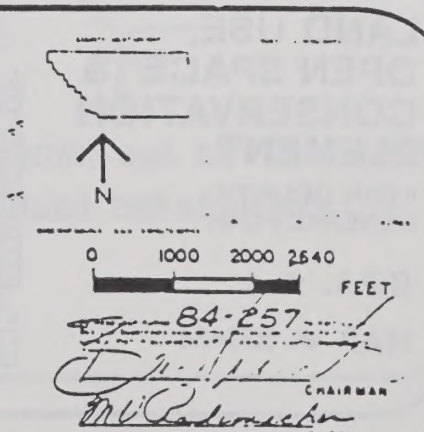
LAND USE, OPEN SPACE & CONSERVATION ELEMENT

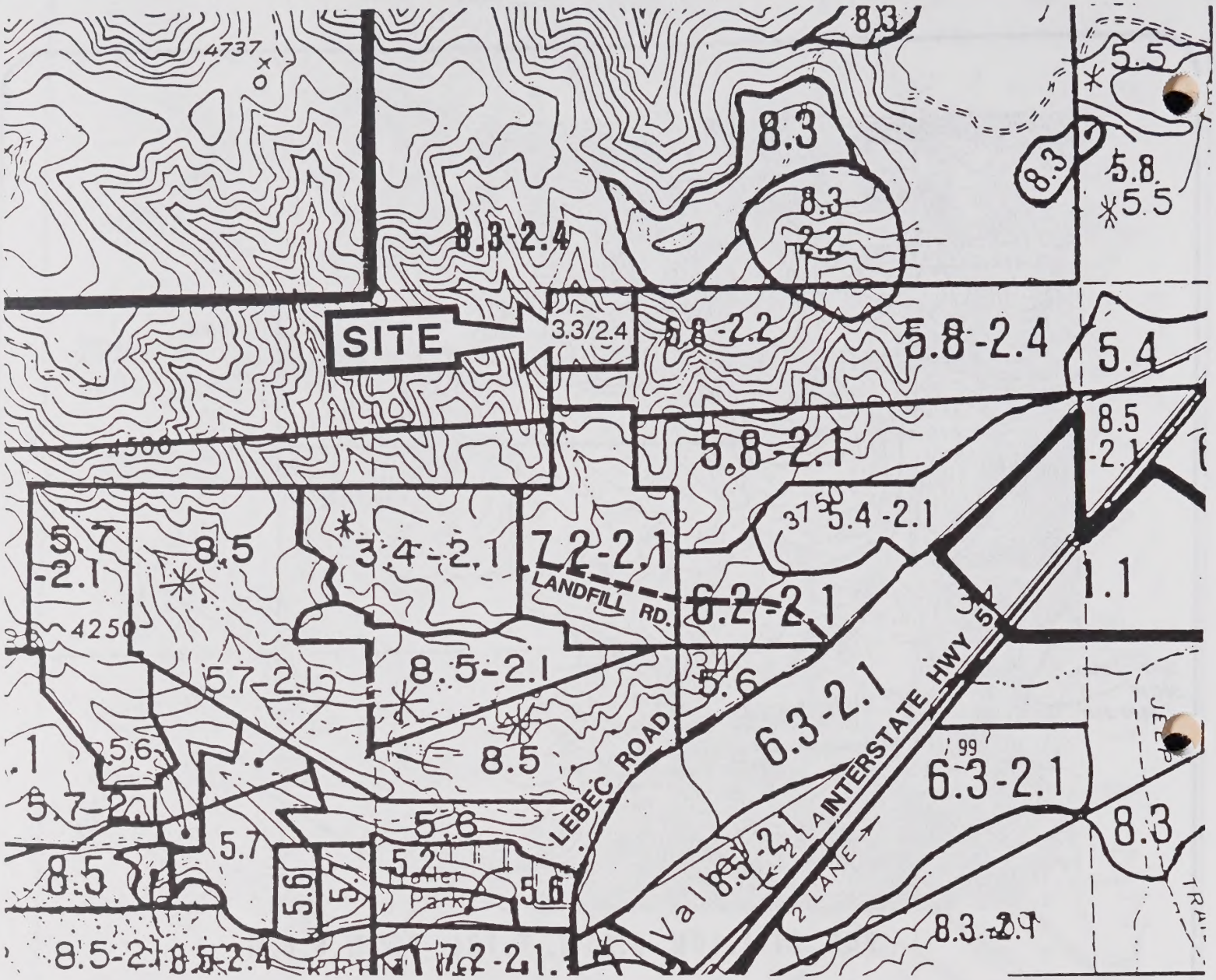
KERN COUNTY GENERAL PLAN

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND
   - STATE OR FEDERAL LAND
   - INCORPORATED CITIES
2. PHYSICAL CONSTRAINTS OVERLAY
   - SEISMIC HAZARD
   - LANDSLIDE
   - SHALLOW GROUND WATER
   - STEEP SLOPE
   - FLOOD HAZARD
3. PUBLIC FACILITIES
   - PUBLIC OR PRIVATE RECREATION AREAS
   - EDUCATIONAL FACILITIES
   - OTHER FACILITIES
4. SPECIAL TREATMENT AREAS
   - ACCEPTED COUNTY PLAN AREAS
   - RURAL COMMUNITY
   - SPECIFIC PLAN REQUIRED
5. RESIDENTIAL
   - MAX 20 UNITS/NET AC (1865 SQ FT SITE AREA/UNIT)
   - MAX 10 UNITS/NET AC (3722 SQ FT SITE AREA/UNIT)
   - MAX 10 UNITS/NET AC (4356 SQ FT SITE AREA/UNIT)
   - MAX 4 UNITS/NET AC (10 000 SQ FT SITE AREA/UNIT)
   - MIN 1 (2) GROSS ACRES/UNIT
   - MIN 2.5 GROSS ACRES/UNIT
   - MIN 5 GROSS ACRES/UNIT
   - MIN 20 GROSS ACRES/UNIT
6. COMMERCIAL
   - MAJOR COMMERCIAL
   - GENERAL COMMERCIAL
   - HIGHWAY COMMERCIAL
7. INDUSTRIAL
   - LIGHT INDUSTRIAL
   - SERVICE INDUSTRIAL
   - HEAVY INDUSTRIAL
   - AGRICULTURAL INDUSTRIAL AND SERVICE
8. RESOURCE
   - INTENSIVE AGRICULTURE (MIN 20 ACRE PARCEL SIZE)
   - RESOURCE RESERVE (MIN 20 ACRE PARCEL SIZE)
   - EXTENSIVE AGRICULTURE (MIN 20 ACRE PARCEL SIZE*)
   - MINERAL AND PETROLEUM (MIN 5 ACRE PARCEL SIZE)
   - RESOURCE MANAGEMENT (MIN 20 ACRE PARCEL SIZE)

* 20 ACRES UNDER WILLIAMSON ACT CONTRACT





SEC. 34, T. 9 N., R. 19 W.

DESIGNATION CHANGE FROM 5.8/2.4 to 3.3/2.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY GENERAL PLAN

G.P.A. # 1

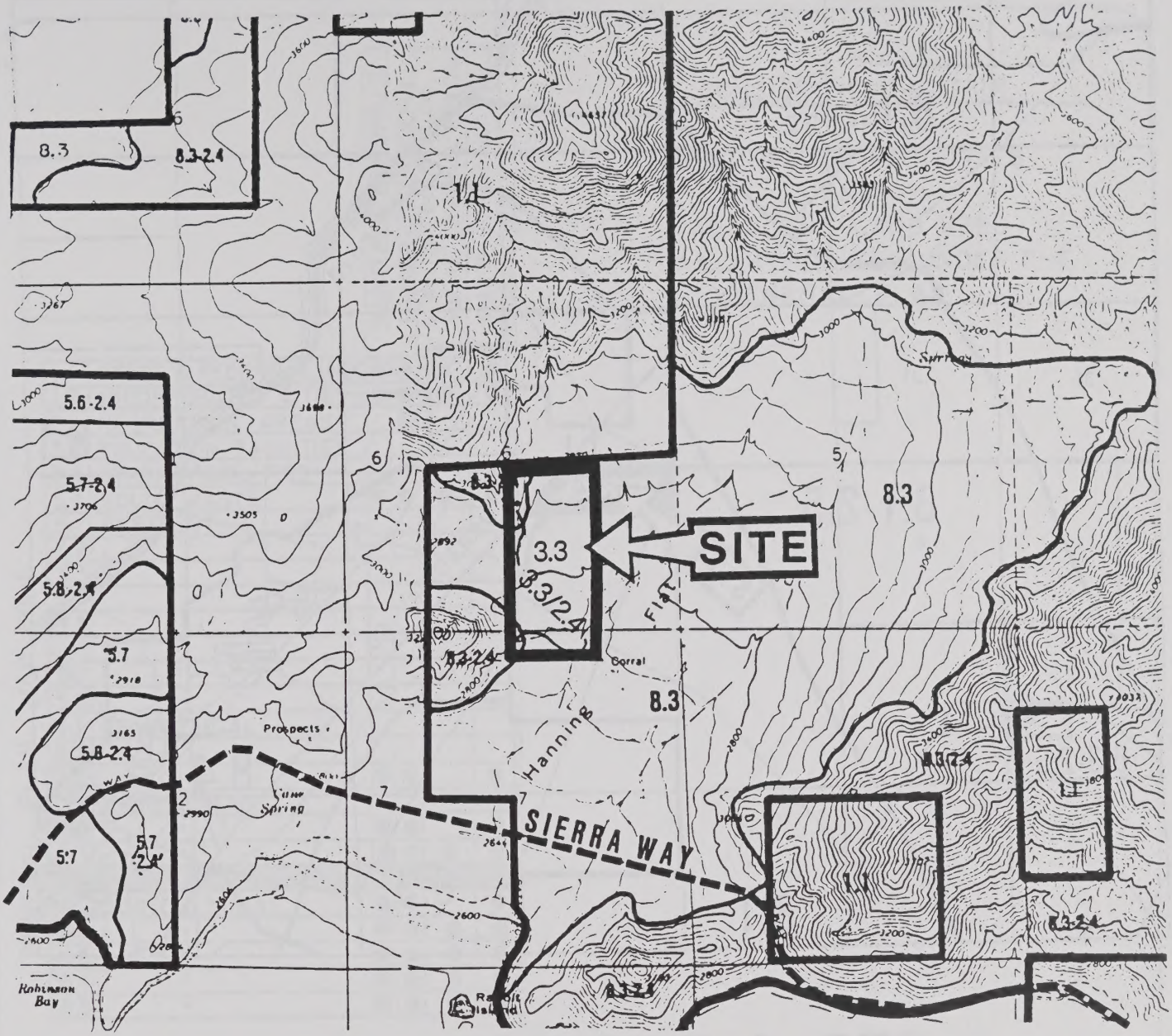
MAP # 237-34

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND
   - STATE OR FEDERAL LAND
   - INCORPORATED CITIES
2. PHYSICAL CONSTRAINTS OVERLAY
   - SEISMIC HAZARD
   - LANDSLIDE
   - SHALLOW GROUND WATER
   - STEEP SLOPE
   - FLOOD HAZARD
3. PUBLIC FACILITIES
   - PUBLIC OR PRIVATE RECREATION AREAS
   - EDUCATIONAL FACILITIES
   - OTHER FACILITIES
   - SOLID WASTE FACILITIES
   - HAZARDOUS WASTE FACILITIES, LAND DISPOSAL METHODS
   - HAZARDOUS WASTE FACILITIES, UNDERGROUND INJECTION METHODS
4. SPECIAL TREATMENT AREAS
   - ACCEPTED COUNTY PLAN AREAS
   - RURAL COMMUNITY
   - SPECIFIC PLAN REQUIRED
5. RESIDENTIAL
   - MAX 20 UNITS NET AC (1,902 SQ FT SITE AREA/UNIT)
   - MAX 10 UNITS NET AC (2,722 SQ FT SITE AREA/UNIT)
   - MAX 10 UNITS NET AC (4,356 SQ FT SITE AREA/UNIT)
   - MAX 4 UNITS NET AC (10,890 SQ FT SITE AREA/UNIT)
   - MIN 1 UNIT/ NET AC (43,560 SQ FT SITE AREA/UNIT)
   - MIN 2.5 GROSS ACRES/UNIT
   - MIN 5 GROSS ACRES/UNIT
   - MIN 20 GROSS ACRES/UNIT
6. COMMERCIAL
   - MAJOR COMMERCIAL
   - GENERAL COMMERCIAL
   - HIGHWAY COMMERCIAL
7. INDUSTRIAL
   - LIGHT INDUSTRIAL
   - SERVICE INDUSTRIAL
   - HEAVY INDUSTRIAL
8. RESOURCE
   - INTENSIVE AGRICULTURE (MIN 20 ACRE PARCEL SIZE)
   - RESOURCE RESERVE (MIN 20 ACRE PARCEL SIZE)
   - EXTENSIVE AGRICULTURE (MIN 20 ACRE PARCEL SIZE*)
   - MINERAL AND PETROLEUM (MIN 5 ACRE PARCEL SIZE)
   - RESOURCE MANAGEMENT (MIN 20 ACRE PARCEL SIZE)

N

KERN COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES



SEC.6,7 T.26S. R.34E.

DESIGNATION CHANGE FROM 8.3 & 8.3/2.4 to 3.3 & 3.3/2.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY GENERAL PLAN

GPA #2

MAP #42

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND
- 11 STATE OR FEDERAL LAND
- 12 INCORPORATED CITIES

2. PHYSICAL CONSTRAINTS OVERLAY
- 21 SEISMIC HAZARD
- 22 LANDSLIDE
- 23 SHALLOW GROUND WATER
- 24 STEEP SLOPE
- 25 FLOOD HAZARD

3. PUBLIC FACILITIES
- 31 PUBLIC OR PRIVATE RECREATION AREAS
- 32 EDUCATIONAL FACILITIES
- 33 OTHER FACILITIES
- 34 SOLID WASTE FACILITIES
- 35 HAZARDOUS WASTE FACILITIES, LAND DISPOSAL METHODS
- 36 HAZARDOUS WASTE FACILITIES, UNDERGROUND INJECTION METHODS

4. SPECIAL TREATMENT AREAS
- 41 ACCEPTED COMMUNITY PLAN AREAS
- 42 RURAL COMMUNITY
- 43 SPECIFIC PLAN REQUIRED

5. RESIDENTIAL
- 51 MAX 29 UNITS/NET AC (1500 SQ FT SITE AREA/UNIT)
- 52 MAX 10 UNITS/NET AC (3729 SQ FT SITE AREA/UNIT)
- 53 MAX 10 UNITS/NET AC (4356 SQ FT SITE AREA/UNIT)
- 54 MAX 4 UNITS/NET AC (10,000 SQ FT SITE AREA/UNIT)
- 55 MIN 1 UNIT/NET AC (43,560 SQ FT SITE AREA/UNIT)
- 56 MIN 2.5 GROSS ACRES/UNIT
- 57 MIN 5 GROSS ACRES/UNIT
- 58 MIN 20 GROSS ACRES/UNIT

6. COMMERCIAL
- 61 MAJOR COMMERCIAL
- 62 GENERAL COMMERCIAL
- 63 HIGHWAY COMMERCIAL

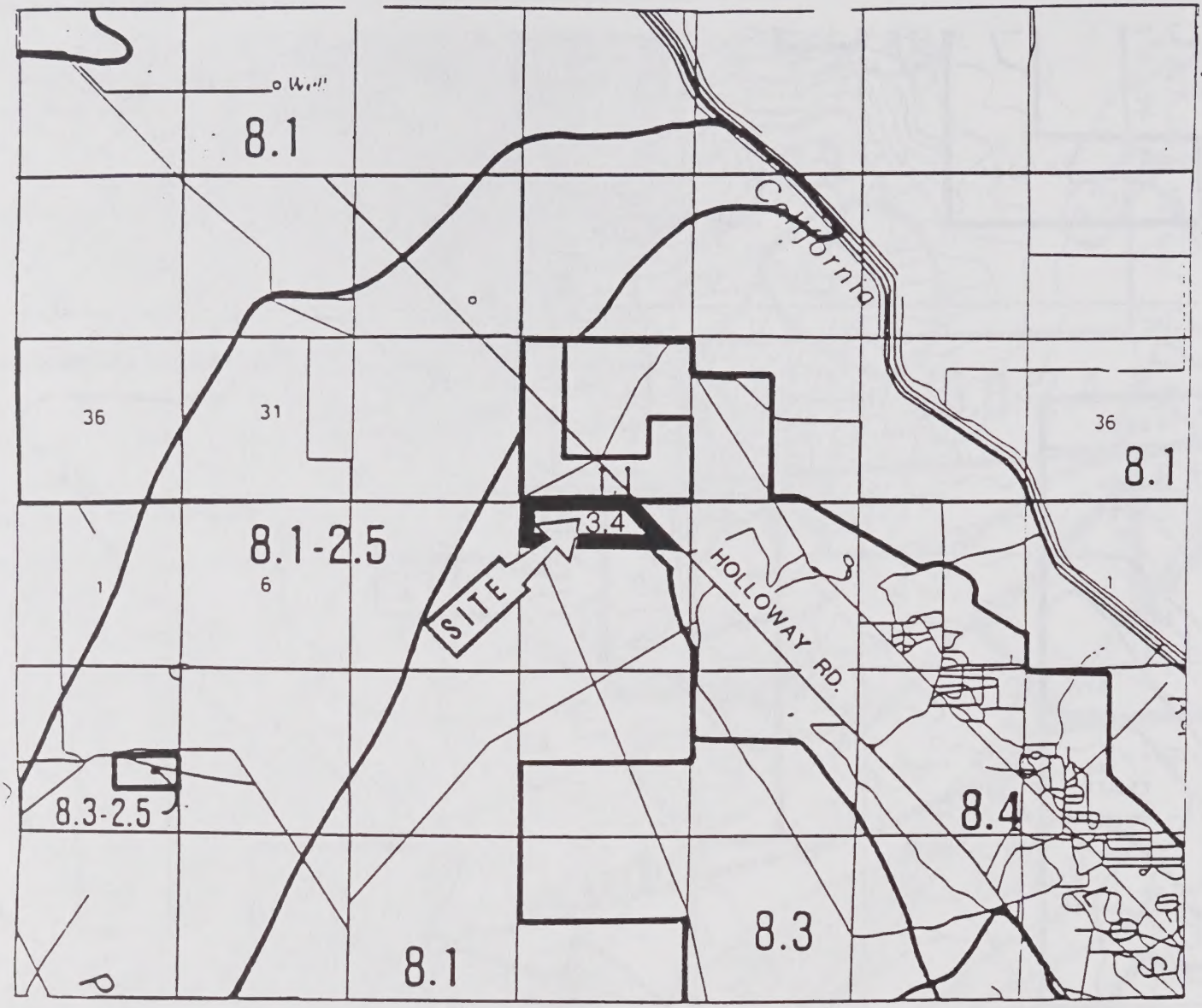
7. INDUSTRIAL
- 71 LIGHT INDUSTRIAL
- 72 SERVICE INDUSTRIAL
- 73 HEAVY INDUSTRIAL

8. RESOURCE
- 81 INTENSIVE AGRICULTURE (MIN 20 ACRE PARCEL SIZE)
- 82 RESOURCE RESERVE (MIN 20 ACRE PARCEL SIZE)
- 83 EXTENSIVE AGRICULTURE (MIN 20 ACRE PARCEL SIZE*)
- 84 MINERAL AND PETROLEUM (MIN 5 ACRE PARCEL SIZE)
- 85 RESOURCE MANAGEMENT (MIN 20 ACRE PARCEL SIZE)

* 20 ACRES MIN WILLIAMSON ACT CONTRACT

N

PLANNING and DEVELOPMENT SERVICES DEPARTMENT



SEC. 4, T.26 S., R.20 E.

CHANGE DESIGNATION FROM 8.4 TO 3.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY GENERAL PLAN

GPA #1
MAP #28

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND
2. PHYSICAL CONSTRAINTS OVERLAY
3. PUBLIC FACILITIES
4. SPECIAL TREATMENT AREAS
5. RESIDENTIAL
6. COMMERCIAL
7. INDUSTRIAL
8. RESOURCE

N

SAN JOAQUIN COMPOSTING

CONSISTENCY MATRIX

BETWEEN
SOLID WASTE FACILITIES
AND
ADJACENT LAND USES
AS AUTHORIZED UNDER THE
GENERAL PLAN

GENERAL PLAN MAP CODE		SANITARY LANDFILLS	TRANSFER STATIONS	NON-HAZARDOUS OIL WASTE DISPOSAL FIELDS	WASTE TO ENERGY FACILITIES
1.1	STATE & FEDERAL LANDS	●	●	●	●
1.2	INCORPORATED CITIES	●	●	●	●
3.1	RECREATION AREAS		●		
3.2	EDUCATION FACILITIES				
3.3	OTHER FACILITIES		●		●
3.4	SOLID WASTE	●	●	●	●
5.1	RESIDENTIAL				
5.2	"				
5.3	"				
5.4	"				
5.5	"				
5.6	"				
5.7	"				
5.8	"				
6.1	COMMERCIAL				
6.2	"				
6.3	"	●	●		●
7.1	INDUSTRIAL				
7.2	"	●	●		●
7.3	"	●	●	●	●
8.1	AGRICULTURAL	●	●		●
8.2	"	●	●	●	●
8.3	"	●	●	●	●
8.4	"	●	●	●	●
8.5	"	●	●	●	●

APPENDIX H



HAZARDOUS WASTE MANAGEMENT

TABLE OF CONTENTS

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Safe and responsible management of hazardous wastes is one of the most important environmental problems facing Kern County today. It is critical to protection of public health and environment and to future economic growth.

The intent of this appendix is to serve as a planning tool for hazardous waste management in Kern County through Year 2000.

This appendix will be integrated with other land use planning activities and hazardous waste programs to ensure safe management of hazardous wastes produced within or imported into, and exported out of Kern County.

The General Plan. In February 1986, Kern County adopted a Hazardous Waste Component to this Land Use, Open Space and Conservation Element. This component elucidated goals, policies, and implementation strategies for hazardous waste management. It also included zoning and siting criteria.

In September 1986, State of California adopted Assembly Bill 2948 - Tanner [HSC Section 25135 et. seq.]. The law requires all counties to adopt hazardous waste management plans as part of their general plans or solid waste management plans. The legislation contains requirements that certain information and elements be included in the county hazardous waste management plan (CHWMP). Therefore, the CHWMP and this appendix, adopted by Kern County Board of Supervisors, supersedes Kern County's earlier Hazardous Waste Management Component to conform with the Tanner Bill.

This appendix also includes goals, policies, and implementation measures that are directed at Kern County's *Safety and Seismic Safety Element*, and the *Circulation Element*. In addition to Government Code requirements for internal consistency between all local jurisdictions' general plans, consistency of various development and related ordinances must be achieved.

The concept of internal consistency, as used in California Planning Law, means that no policy conflicts exist, either textual or diagrammatic, between components of the general plan. All elements of the general plan have equal legal status. No element is legally subordinate to another. All general plan elements, whether mandatory or optional, must be consistent with each other. The general plan represents an officially adopted statement of local policy regarding community development. The local general plan is to function as the foundation upon which all land use decisions are based. Government Code Sections 65860 and 66473.5 require that local zoning and subdivision ordinances and activities be consistent with the general plan.

Recent legislation, Senate Bill 477 - Greene, requires that all incorporated cities within each county must amend their general plans and affected ordinances to also achieve consistency with the CHWMP.

Companion legislation, Assembly Bill 650 - Tanner, requires hazardous waste management plans from all California counties to be compiled into a State Hazardous Waste Management Plan. This is intended to bring California into compliance with federal Superfund requirements.

This appendix has broader scope than the earlier Kern County Hazardous Waste Management Component in several respects. While the earlier plan was oriented toward large off-site disposal facilities, this appendix includes, for example, provisions for managing small quantity hazardous waste generators and household hazardous waste.

1.2 LEGAL BASIS

This appendix has been prepared by Kern County Department of Planning and Development Services, acting as Lead Agency. This is authorized by Assembly Bill 2948 [California Health and Safety Code (HSC) Section 25135 et seq.].

Mandated programs and activities. Health and Safety Code Section 25135 et seq. mandates several activities to be documented in the CHWMP.

- Analysis of Kern County's hazardous waste stream through year 1994 pursuant to HSC Section 25135.1(d)(1).
- Descriptions of existing hazardous waste facilities, including capacities.
- Analysis of any potential for recycling and/or reducing hazardous waste stream through year 1994 pursuant to HSC Section 25135.1(d)(1).
- Management strategies addressing small business and household hazardous wastes.
- Analysis of need for additional facilities. The legislature has declared that it is in the public interest to establish an effective process for hazardous waste management planning at the local level. This process is consistent with responsibility of local governments to assure that adequate treatment and disposal capacity are available to manage hazardous wastes generated within their jurisdiction. HSC Section 25135(b).
- Identification of facilities that can be expanded.
- Description of general areas or specific sites for new facilities using the plan's siting criteria. It is the intent of the State Legislature that hazardous waste management plans prepared pursuant to Article 3.5 of Health and Safety Code (HSC) serve as the primary planning document for hazardous waste management at the local level; that the plans be integrated with other local land use planning activities to ensure that suitable locations are available for needed hazardous waste facilities; for hazardous waste facilities which address the county's needs, or proposed sites for these facilities, are compatible

with their operation; and that plans are prepared with the full meaningful involvement of the public, environmental groups, civic associations, generators of hazardous wastes, and the hazardous waste management industry. HSC Section 25135(c).

- Goals, objectives, and policies for management of hazardous waste within Kern County through year 2000.
- An implementation program through year 2000.

The CHWMP may include other local programs such as public education, enforcement, surveillance, transportation, and administration.

As required by Assembly Bill 2948, this appendix has been prepared in harmony with the *Guidelines for the Preparation of Hazardous Waste Management Plans* ("*Guidelines*"), and *Technical Reference Manual* ("TRM"), California Department of Health Services (DHS), June 1987. Accordingly, this appendix contains specific references to appropriate *Guidelines* Sections and TRM Parts.

1.3 CEQA REQUIREMENTS

The *California Environmental Quality Act* (CEQA - Public Resources Code Section 21000 et seq.) requires preparation of environmental documents as a decision-making tool for all discretionary projects. For this purpose, a project is defined as the whole of an action, which has potential for resulting in physical change in the environment, directly or ultimately (CEQA Guidelines, California Code of Regulations, Section 15378).

Kern County has chosen to fully integrate environmental documentation with the CHWMP. Since this appendix makes changes in hazardous waste management practices in Kern County with resultant significant environmental effects and it requires discretionary action by one or more public agencies, it is considered a project under CEQA. This appendix addresses environmental effects and various management alternatives. The Environmental Impact Report Section 15 includes both beneficial and adverse environmental effects of this program. In many cases, mitigative measures of significant adverse effects are contained within this appendix and the CHWMP, itself.

This appendix will not consider specific sites for new facilities or expansion of existing sites. Therefore, the Environmental Impact Report portion of this appendix is a "program" or "tiered" report. It will be necessary to prepare individual environmental documentation for any proposed expansion or new facility.

1.4 RELATIONSHIPS TO OTHER CITY AND COUNTY PLANS AND ACTIVITIES

Hazardous waste disposal, transportation, circulation, public and environmental health, land use, and other issue-oriented programs that interact with responsible hazardous waste management are addressed by a variety of county and city

departments.

The Kern County Department of Environmental Health Services currently administers most state laws regulating hazardous wastes.

Kern County and various city fire departments administer laws regulating hazardous materials storage. The Kern County Fire Department heads an interdepartmental Hazardous Materials emergency response team.

Municipal solid waste disposal is addressed by the Kern County Solid Waste Management Plan (CoSWMP), and administered by the Kern County Department of Public Works.

The issue of household hazardous waste encroaches upon municipal waste management by virtue of the effects improper disposal of hazardous waste in sanitary landfills. State law mandates household hazardous waste programs to be incorporated into CoSWMP's.

Surveillance and enforcement of implementation measures in this appendix could involve Kern County Department of Environmental Health Services, Fire Department, Sheriff, Department of Planning and Development Services and the District Attorney's Office. This appendix also affects operations of both Air Pollution Control Districts affecting Kern County.

A majority of incorporated cities with a majority of the incorporated population must approve the CHWMP.

1.5 DEFINITIONS

Some important terms used frequently in this appendix are defined below.

Terms Related to Local or State Programs

Acutely Hazardous Material: An extremely hazardous material. EPA has compiled a list of such materials.

Area Plan: A plan for response to emergencies involving hazardous materials or wastes under the authority of HSC Chapter 6.95, the Hazardous Materials Release Response Plans and Inventory Law.

Business Plan: A plan that each business with appreciable quantities of hazardous materials (including wastes) must prepare under Health and Safety Code Chapter 6.95. The Business Plan must include an inventory of hazardous materials on the property, as well as information needed for fire departments and others to respond to site emergencies.

Designated County Agency: One or more Kern County agencies given responsibility to oversee, coordinate, and implement the Kern County and Incorporated Cities Hazardous Waste Management Plan.

Hazardous Waste Facility: All contiguous land and structures, other appurtenances, and improvements on land, used for handling, treating, storing, or disposing of hazardous wastes (22 CCR, Section 66096).

Hazardous Waste Facility Project: A project undertaken to site and construct a new hazardous waste facility or to significantly expand or modify an existing hazardous waste facility that is being used or operated under a permit issued pursuant to HSC Section 25200 or a grant of interim status pursuant to HSC Section 25200.5. Unless expressly provided otherwise, "hazardous waste facility project" includes a specified hazardous waste facility project.

Hazardous Waste Generator: Anyone producing hazardous wastes.

Hazardous Waste Management: Systematic control of the collection, source separation, storage, transportation, processing, treatment, recovery, and disposal of hazardous waste (22 CCR, Section 66130).

Land Disposal Facility: A hazardous waste facility where hazardous waste is disposed in, on, under, or to land.

Local Assessment Committee: A seven member committee convened according to Health and Safety Code Section 25199.7 et seq. to advise the County or a city on a specific proposal to site a specified hazardous waste management facility.

Local Advisory Committee: Kern County's Hazardous Waste Management Plan eleven member Advisory Committee convened according to Health and Safety Code Section 25135.2.

Specified Hazardous Waste Facility: An off-site facility that serves more than one producer of hazardous waste.

Terms for Hazardous Materials and Wastes

Acutely Hazardous Material: An extremely hazardous material. Environmental Protection Agency has compiled a list of such materials.

Characteristic Waste: A waste that is hazardous because of ignitable, reactive, corrosive, toxic, or infectious characteristics, even if the waste is not included on any list.

Extremely or Acutely Hazardous Waste: Wastes that could cause death or severe illness in humans. Generally, such wastes either pose an extreme hazard to public health due to their carcinogenicity, great acute or chronic toxicity, or persistence in the environment; or they react violently with water. A special permit must be obtained from the State to dispose of extremely hazardous waste (22 CCR Section 66717).

Extremely Hazardous Material: A substance or combination of substances that may likely result in death, disabling injury, or serious illness if a person is exposed (22 CCR Section 66060).

Hazardous Material: A substance or combination of substances that, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either:

(1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or

(2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of or otherwise managed.

Unless expressly provided otherwise, the term "hazardous material" shall be understood to also include extremely hazardous material (22 CCR, Section 66084).

Hazardous Substance:

(a) Any substance designated pursuant to Section 1321(b)(2)(A) of Title 33 of the *United States Code*.

(b) Any element, compound, mixture, solution, or substance designated pursuant to Section 102 of the Federal Act. (42 U.S.C. 9602)

(c) Any hazardous waste having the characteristics identified under or listed pursuant to Section 6921 of Title 42 of the *United States Code*, but not including any waste the regulation of which under the Solid Waste Disposal Act has been suspended by act of Congress.

(d) Any toxic pollutant listed under Section 1317(a) of Title 33 of the *United States Code*.

(e) Any hazardous air pollutant listed under Section 7412 of Title 42 of the *United States Code*.

(f) Any imminently hazardous chemical substance or mixture with respect to which the Administrator of the Environmental Protection Agency has taken action pursuant to Section 2606 of Title 15 of the *United States Code*.

(g) Any hazardous waste or extremely hazardous waste as defined by Sections 25117 and 25115, respectively, unless expressly excluded (Health and Safety Code Section 25316).

Hazardous Waste: Any hazardous material that has been used, or no longer can be used, and which is to be recycled, treated, or disposed. The waste may be a solid, liquid, or contained gas. If a hazardous material is released to the environment in an accident, it may become a hazardous waste. Hazardous waste is defined in Federal Law - *Resource Conservation and Recovery Act* of 1976 (RCRA) and in state law (Health and Safety Code, Section 25117) as any waste or combination of wastes which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either cause or significantly contribute to an increase in mortality or serious illness, or pose a substantial hazard to human health or the environment when improperly managed. Wastes may be identified as hazardous either

if they are included on official lists, or if they have the various characteristics of hazardous wastes.

Listed Wastes: RCRA regulations include four lists of various hazardous wastes. Most wastes are listed specifically by substances they contain. A few are listed by process that produces them. The *California Code of Regulations* contains additional lists, which include some wastes that are exempt from RCRA.

RCRA Waste: A hazardous waste governed by federal law (*Resource Conservation and Recovery Act* of 1976, as amended).

Special Wastes: A waste that is a hazardous waste only because it contains an inorganic substance or substances that cause it to pose a chronic toxicity hazard to human health or environment and which meets all criteria and requirements of Section 66742 and has been classified a Special Waste pursuant to Section 66744 (22 CCR, Section 66191).

Waste Stream: A quantitative assessment of the generation, transportation, and disposal of hazardous waste within a given area or region.

SECTION 2.0
PLANNING AREA

Under Assembly Bill 2948, Kern County is responsible for hazardous waste management planning to meet needs of industries and households within its jurisdiction. This appendix account for all hazardous wastes generated in Year 1986 within the geographical boundaries of Kern County, including those from State and Federal lands.

2.1 DESCRIPTION OF THE ENVIRONMENT

The planning area includes all of Kern County. Figure 2-1 indicates Kern County's relationship to the other 57 counties in the state. Figure 2-2 depicts general topography of Kern County and existing circulation patterns.

The *Kern County Master Environmental Assessment / Master Environmental Impact Report* [SCH #79020667] describes the environmental setting more fully.

Kern County includes 8,181 square miles, 5,700 square miles (3,648,000 acres) are within the direct land use control of the Kern County Board of Supervisors. The remainder are incorporated cities, state lands, and large federal holdings. The federal holdings include Sequoia and Los Padres National Forests, Naval Weapons Center at China Lake, Edwards Air Force Base, and Naval Petroleum Reserve #1 at Elk Hills.

Kern County, the nation's third most productive agricultural county, is a semi-arid region that relies on an adequate water supply for its farming activities. Rainfall ranges from 4+ inches per year in desert areas to more than 24 inches in mountain catchments.

Within the San Joaquin Valley, a vast underground basin, a major river, and two water-importation projects provide usable water supply. About 60 percent of the water used for domestic and agricultural use is pumped groundwater. Kern River's 700,000 acre-feet run-off per year is valuable as a source for irrigation of more than one million acres of crop land and for recharge of the underground basin.

California consists of twelve geomorphic provinces, including the continental shelf / sea floor. Six of these provinces are found in Kern County, more than any other county in California. Different provinces influence climate and meteorology, wildlife, vegetation, hydrology, etc. Most of Kern County provinces are bounded by major active faults, including the San Andreas and Garlock fault systems.

In 1991, Kern County had an estimated population of 560,000 persons residing in approximately 203,000 households. Eleven incorporated cities contain one-half the total population. The cities, listed from largest population to smallest are: Bakersfield (180,500), Ridgecrest (28,500), Delano (23,000), Wasco (12,500), Arvin (9,500), Shafter (9,500), Taft (6,000), McFarland (7,000), California City (7,000), Tehachapi (6,000), and Maricopa (1,200).



Figure 2-1 Regional Setting of Kern County

MAP OF KERN COUNTY, SHOWING TOPOGRAPHY,
MAJOR ROADS AND COMMUNITIES.

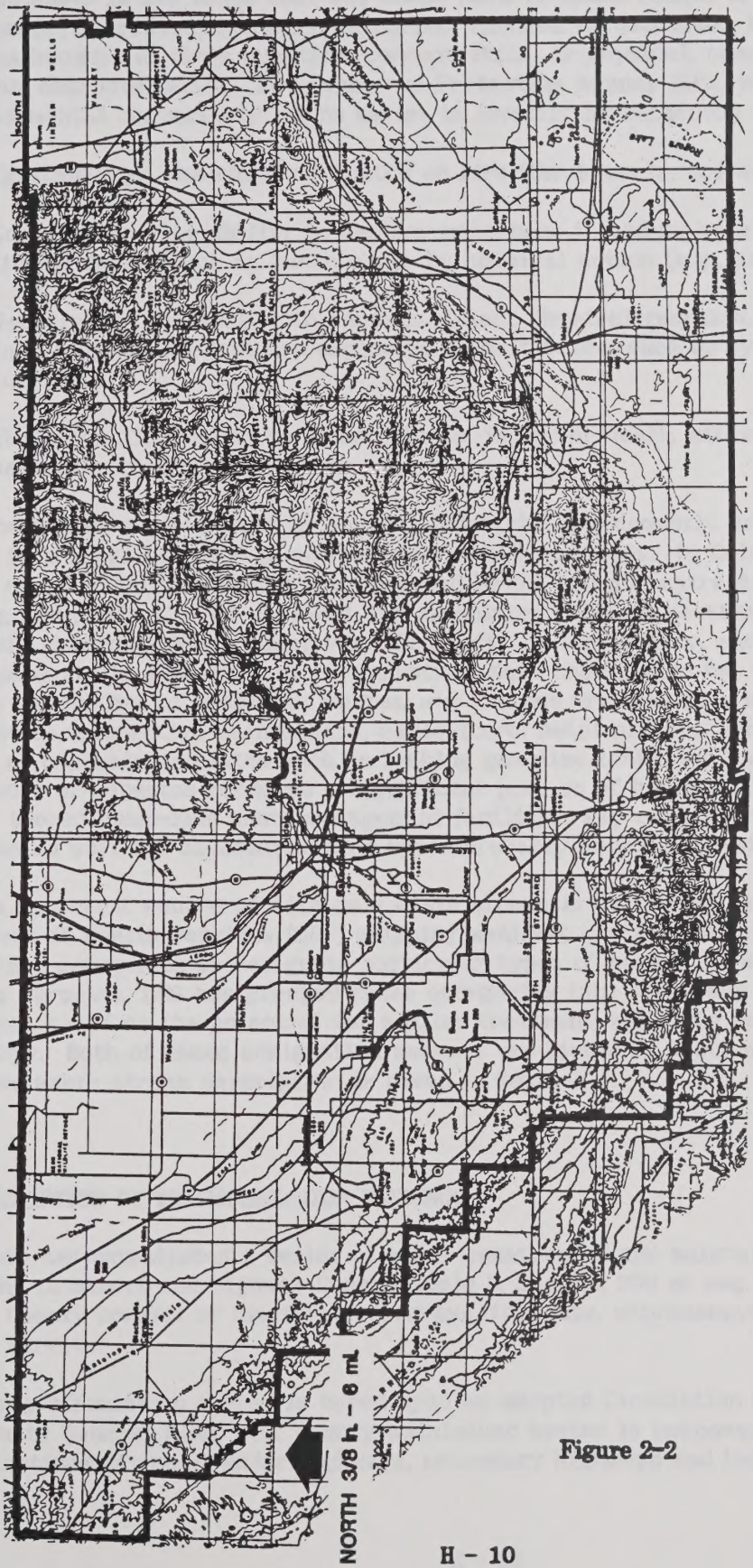


Figure 2-2

2.2 DESCRIPTION OF WASTE STREAM

Hazardous waste is any waste that may cause harm to human health or environment when improperly treated, stored, transported, handled, or disposed. Wastes may be hazardous because of their quantity, concentration, or physical, chemical, or infectious characteristics. Environmental Protection Agency (EPA) has established four fundamental characteristics to assist in identifying hazardous wastes:

- *Ignitability*: The ability to catch on fire (for example, solvents).
- *Corrosivity*: The ability to destroy materials, including metals or living tissue (such as human skin), by chemical action (e.g., acids).
- *Reactivity*: The ability to cause a violent chemical reaction, including wastes that are explosive or emit fumes (such as cyanide or sulfides).
- *Toxicity*: The ability to cause illness, injury or death, either immediately or in the long term.

Hazardous wastes are produced by several industrial and domestic activities, ranging from large chemical plants to individual households. In California, some 65 percent of all hazardous wastes are produced by oil and gas extraction, petroleum refining, and production of chemical and associated products (estimate from *Southern California Hazardous Waste Management Project*). In Kern County, much of the hazardous waste is generated by oil industry. Kern County also has many small quantity generators of hazardous wastes, who include dry cleaners, hospitals and laboratories, automotive maintenance, agriculture, metal plating, and schools. Cleanup of contaminated sites such as leaking gasoline tanks, agricultural product formulators or asbestos produces a significant portion of hazardous wastes in Kern County. Closed hazardous waste management facilities may contain large volumes of contaminated soil but decommissioning would probably occur by on-site remediation.

The most important source of data on a waste stream in California is State Department of Health Services (DHS) shipping manifest system. The system uses sixty-eight categories to designate particular types of hazardous waste. For planning purposes, DHS has grouped these categories into seventeen more general categories based on the potential for similar treatment and waste reduction technology. Both of these designation schemes are listed in Section 16.1. A hazardous waste stream description is given in Section 4.

2.3 DESCRIPTION OF TRANSPORTATION NETWORK

California has established a series of state-constructed and maintained routes according to Street and Highway Code, Article 3, Section 300 et seq. State highways in Kern County consist of Interstate freeways, freeways, expressways, highways, and surface streets.

The County circulation system is based upon an adopted Circulation Element of the Kern County General Plan. The county-maintained system is composed of three classifications of roads: major highways, secondary highways and local streets.

Three community services area maintenance systems exist in the County, Bear Valley Springs, Pine Mountain Club, and Stallion Springs.

Kern County is served by two major railroad systems: Southern Pacific; and Atchison Topeka and Sante Fe. Hazardous materials are transported by rail, by way of both railroad systems. AMTRAK "San Joaquin" runs on Sante Fe tracks from Bakersfield to Richmond.

Kern County is traversed with hundreds of miles of high-pressure petroleum and natural gas transmission lines. Potentials always exist for leaks from pipeline failure that usually result in hazardous wastes being created.

Seven County-operated airports and three special district-operated airports satisfy needs of the County with respect to air cargo, private and commercial domestic aviation. Two major military airports in eastern Kern County are involved in very important national defense and research projects such as weapons development and testing, and space shuttle landings.

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SECTION 3.0
ISSUES, GOALS, AND POLICIES

As Kern County approaches the twenty-first century, important issues and policy decisions confront its leaders, citizens, and industries. Some of the important issues are about the way hazardous wastes from our modern technological lifestyle are produced, stored, moved, and disposed. Hazardous waste facilities pose environmental threats to soil, groundwater, and air quality. Kern County acknowledges these and other concerns while also recognizing importance of economic growth. Policies presented in this section are intended to provide the means for Kern County to effectively manage its hazardous waste needs through year 2000.

Kern County recognizes the responsibility to assure that adequate treatment and disposal capacity is available to manage hazardous waste generated within Kern County in an environmentally sound manner.

The County recognizes as part of the responsibility for management of hazardous wastes the need for regional cooperation to effectively manage the hazardous waste generated in the region as well. Sound hazardous waste management planning, waste reduction efforts, and appropriate facility siting are the mutual responsibility of all governments. To this end the County encourages multi-county and regional efforts to plan and implement alternatives to land disposal of untreated hazardous wastes around the state. Agreements for new facilities to provide off-site capacity needed for hazardous waste treatment and residuals disposal should be reached among jurisdictions within the region. The agreements should be on an equality-based approach and according to each jurisdiction's environmental suitability for different types and sizes of facilities.

Local legislative bodies of Kern County will work closely with neighboring counties and cities not already represented through the Southern California Hazardous Waste Management Authority to define an agreement with a common goal of resolving hazardous waste management facility needs, siting criteria and transportation strategies as well as planning for the effective administration of the hazardous waste management hierarchy within the region.

It is also recognized that because of economies of scale in facility size there will be proposals ranging in size from those designed primarily to meet the capacity needs of specific waste streams generated within the County to those sized to accept and handle amounts of hazardous waste beyond the needs of the County.

Therefore, if the location of a particular type of hazardous waste management facility needed in this county is not environmentally appropriate or economically viable, the County shall seek to agree with one or more other counties to share in the use of a larger, environmentally appropriate and economically viable facility (or facilities) to be located elsewhere. This County, in turn, agrees to actively consider and, if appropriate, to commit as part of an inter-county agreement to approve siting of an environmentally appropriate facility (or facilities) within its own borders designed to serve hazardous waste management needs of other counties as well as in this County.

Absent an inter-jurisdictional agreement for the siting of facilities, this county will consider the siting of environmentally appropriate facilities with a capacity significantly in excess of the hazardous waste management needs of this county only where the project proponent demonstrates that a smaller facility designed to meet the need of the County is economically non-viable.

It is imperative that any such facilities be constructed, operated and decommissioned in a manner that ensures environmental safety. Conflicts may exist between the siting and operation of certain facilities as profitable businesses, necessary services for industry, and preservation of natural resources for the common good.

It is clear from the amount of waste currently imported for disposal in Kern County, and current destinations of Kern's exported hazardous waste as far as Arkansas and Idaho, that several issues must be considered in a regional scope greater than the limits of the County itself. Because hazardous waste issues know no geographical or jurisdictional boundaries, a comprehensive plan for hazardous waste management in Kern County requires a notable degree of cooperation and coordination between Kern County and city governments that must comply with state and federal laws and regulations.

During preparation of the CHWMP, some common themes, or concepts were identified regarding various facets of hazardous waste management in Kern County.

The Local Advisory Committee (LAC) acknowledged these concepts and elected to form three sub-committees to focus on topics assigned to them. Sub-committee #1 was assigned *general hazardous waste management concepts* and *waste stream;* Sub-committee #2 was assigned *source reduction* and *household hazardous waste management*; Sub-committee #3 was assigned *facility siting* and *transportation.* Each sub-committee met several times to identify plan issues, to formulate useful and realistic goals, and to draft policy and implementation measures that could achieve the identified goals. Each sub-committee developed their own interim and final reports that were presented to the full LAC during public meetings.

This Section is structured around the various aforementioned sub-committee concepts. This Section is intended to be a compendium of issues, goals, and policies contained throughout remaining Sections of this appendix. This Section can be viewed as a synopsis of the most important aspects and useful material presented in the remaining Sections.

3.1 GENERAL HAZARDOUS WASTE MANAGEMENT CONCEPTS

Issues

Local control of permitting and operation of hazardous waste transportation, storage, and disposal is a critical issue addressed in this appendix. One aspect of this is control of the size and type of hazardous waste facilities. Another significant issue expressed by residents is the current lack of viable control over the origin of the waste.

Surveillance and enforcement issues of the CHWMP include but are not limited to:

- o Land use and zoning restrictions,
- o Hazardous waste minimization,
- o Safe storage of hazardous wastes,
- o Transportation route restrictions, placarding, and safety regulations.

Goals

Overall Goal. The overall goal in hazardous waste management for Kern County is to protect public health and safety of its residents and to preserve its environment while ensuring that a fair share hazardous waste management system exists based on need to serve industry and public alike.

Policies

Disposal to land of hazardous waste has been the most common management method in the past. Other approaches may offer a preferable strategy as the primary methods for the future. Innovative technologies to manage hazardous waste streams generated in Kern County will be encouraged. Local jurisdictions will be required to enforce proper closure of facilities if and when this occurs. There will, however, be a continuing need for disposal of certain hazardous wastes or treatment residuals.

Funding. The County should seek all avenues of available funding, starting with available state and federal funding and grant programs, to augment current work being done on fair share hazardous waste management and planning. Imposition of user fees and taxes of up to 10% of gross receipts from commercial disposal units are two of several techniques which should be reviewed for applicability in Kern County in addition to funding from several general fund sources for programs providing for the common good. Specific programs to implement these goals and objectives are discussed in Section 13.

Local Control. Ensure proper handling, storage and disposal of hazardous wastes by industries and businesses in Kern County through a regulatory program of permits, inspection, enforcement and education. Encourage private industry responsibility for hazardous waste management in coordination with local agencies. Develop formal relationships with the federal and state governments to define federal, state, regional and local responsibilities for enforcement of hazardous waste laws and inspection of hazardous waste facilities, provided that local control is maintained in land use decision-making for hazardous waste management in Kern County.

By law, county's, and any incorporated city's, permit system cannot limit the geographic origin of hazardous wastes accepted by commercial facility operators. The County intends to construct county-owned transfer stations for household and small quantity generator hazardous wastes.

Neighboring Counties. Kern County is committed to work closely with neighboring counties and cities to define a compact or memorandum of understanding with the common goal of resolving regional hazardous waste management facility needs, siting

criteria and transportation strategies. Kern County expressly recognizes its responsibility to cooperate with other adjacent or nearby jurisdictions and the state in planning for effective management of hazardous waste. This is consistent with the *Guidelines* suggestion that inter-jurisdictional agreements may be used in developing and implementing waste management policies. However, these agreements take considerable time to investigate and devise.

Inter-county and inter-regional agreements between Kern County and other counties for siting hazardous waste management facilities either in Kern County or elsewhere could include mitigative measures addressing significant adverse environmental effects in the host county. During implementation, Kern County's program will address specifics of inter-jurisdictional agreements. The program includes three separate tasks fostering inter-governmental coordination. Inter-jurisdictional agreements would be Kern County's primary goal in fulfillment of these tasks.

The county recognizes the responsibility to cooperate with other adjacent or nearby governments and the state in planning for the effective management of the hazardous waste management hierarchy. Sound hazardous waste management planning, waste reduction efforts, and appropriate facility siting are the mutual responsibility of all governments. To this end, the county encourages multi-county and regional efforts to plan and implement alternatives to land disposal of untreated hazardous wastes around the state.

3.2 WASTE STREAM CONCEPTS

Issues

Lack of Comprehensive Data and Information. Existing systems of manifesting hazardous waste streams require further refinement in order to provide a sufficient representation of the total local hazardous waste environment for the purpose of providing sound advice to decision-making bodies, industries, and public.

Goals

Information. To secure and maintain complete and accurate information on the identity, volume, location and management methods of all hazardous wastes generated, handled, stored, treated, transported and disposed of in Kern County to aid in planning of a fair share of hazardous waste management and emergency response.

Policies

The County of Kern shall establish a comprehensive data and information program based on State Department of Health Services computerized manifest tracking system.

3.3 SOURCE REDUCTION CONCEPTS

Issues

Acknowledgement. Kern County must acknowledge that reduction of the amount and toxicity of hazardous waste generated is an important first step to reducing the amount disposed.

Goals

Hazardous Waste Reduction. To reduce to the greatest degree possible the amount of hazardous waste to be disposed of. This should be accomplished by minimizing amounts of hazardous wastes produced, and by encouraging private industry to construct and manage an economically viable system of transfer stations, recycling facilities, treatment plants, and other hazardous waste management facilities.

Management hierarchy. To establish and maintain a hazardous waste management hierarchy which promotes waste minimization and reduces need for off-site treatment and disposal.

Legislation. Endeavor to promote legislation that would allow collection of, or establish some type of "trade-off" scheme with other Counties, compensation for accepting and disposing other county wastes.

Policies

Develop and implement a local hazardous waste source reduction program which includes providing technical assistance to industry; which ensures that hazardous wastes are not produced unnecessarily; and ensures that land disposal is used only for those wastes that do not pose a threat to public health and environment, now or in the future.

Designate a Kern County agency to coordinate activities of all County Departments and incorporated cities with responsibilities and duties related to hazardous waste. The designated agency shall promote coordinated efforts to encourage reduction of hazardous waste. Coordination between the hazardous waste management program and other relevant county agencies and incorporated cities' programs, shall, to the greatest extent possible, include joint planning processes, procedures, and activities.

The designated County agency, in coordination with the incorporated cities, will implement active programs which monitor and assist waste reduction programs on part of hazardous waste generators. All generators will be requested to voluntarily reduce the amount of waste produced. Any large generators (generating 1000 kilograms or more hazardous waste per month) shall be involved in a formal source reduction review and planning program.

Priority in granting permits and map code designations will be given to facilities employing improved technology which has been demonstrated most effective in disposing of specified waste streams without harming the environment.

Adhere to a *Hazardous Waste Management Hierarchy*. The Hierarchy shall consist of the following priorities:

Source Reduction [First priority]

- Reduce or eliminate use of hazardous materials by "materials substitution" or "product substitution."
- Reduce or eliminate generation of hazardous waste by application of current technology and/or industrial equipment modifications, improved plant operations, and in-process recycling.

Onsite Recycling and Resource Recovery [Second priority]

- Recommend onsite recycling and/or resource recovery of hazardous waste (leaves hazardous waste residual which must be disposed of).

Off-site Recycling, Resource Recovery, and Onsite Treatment [Third priority]

- Recommend off-site recycling and/or resource recovery of hazardous waste (leaves hazardous waste residual which must be disposed of).
- Recommend onsite treatment of hazardous waste through either physical, chemical, biological, thermal (includes environmentally acceptable incineration methods), or a combination of methods (leaves hazardous waste residuals and/or air/water release to the environment).

Off-site Treatment [Fourth priority]

- Recommend off-site treatment of hazardous waste through either physical, chemical, biological, thermal, or a combination of methods (leaves hazardous waste residuals and/or involves air/water release to the environment).
- Recommend siting of off-site treatment facilities to comply fully with siting and transportation policies of this plan.

Residual Repositories or Incineration [Last priority]

- Dry solid residuals from recycling and treatment should be placed into a Residual Repository.
- Liquid hazardous waste residuals of recycling and treatment which can not be solidified should be destroyed by incineration.

3.4 HOUSEHOLD AND SQG HAZARDOUS WASTE MANAGEMENT

[It should be noted that household hazardous wastes are not categorized as such by state procedures or regulations]

Issues

Educational and Technical Programs. Households and small quantity generators currently lack educational and technical programs to assist them in proper management of household hazardous wastes.

Household Hazardous Waste is a growing concern as citizens realize the amount of toxic chemicals in their own homes.

Small Quantity Generators (SQGs) are primarily small businesses and industries which produce limited amount of hazardous waste and often have problems achieving proper waste management.

Goals

To provide for safe and efficient collection, treatment and disposal of hazardous wastes from small quantity generators and households in Kern County.

Policies

Vigorously pursue educational programs which include development and distribution of flyers and brochures for use by homeowners on various health effects and proper disposal options for household wastes.

Critical needs of SQGs are education and information about all aspects of hazardous materials and waste management. The County should provide workshops as well as written material in such critical areas as:

- Safe storage, handling and shipping of hazardous wastes;
- Local, state, and federal regulations;
- How to fill out a manifest (identified as an urgent need by haulers and disposal facilities);
- Source reduction measures which SQGs can use;
- Information on local and state hazardous waste and materials programs, on what services and facilities are available, and on where to get more specific information;
- Information on hazardous materials and underground tank regulations and programs, and on safe management of hazardous materials, since accidental release of hazardous materials or leakage of tanks produces hazardous waste.

Consider providing a manual on hazardous waste regulations, programs, and services. This manual would be useful for all generators, but would be particularly useful for SQGs. This manual could include information on hazardous materials programs as well, such as the hazardous materials inventory and business emergency response plans required by HSC Chapter 6.95, and regulations on underground storage tanks.

Develop a program of household hazardous waste collection which offers Kern County citizens an alternative to improper disposal.

Build collection and transfer stations at Kern County sanitary landfill system sites which have concentrations of SQGs nearby. Alternatively, private industry could construct such facilities. These transfer stations should be sized and designed to handle the types and quantities of wastes expected from SQGs and from households. Any transfer station which is built to serve large generators should be encouraged to provide for wastes from SQGs as well.

3.5 FACILITY SITING CONCEPTS

Because the CHWMP became the basis for this appendix of the Kern County General Plan Land Use, Open Space and Conservation Element, as permitted by Health and Safety Code section 25135.7(b), this appendix must be consistent with Kern County's local topographic, geologic, climatologic, political, socioeconomic, economic, cultural, and historic diversities which have compelled the unique design of other adopted local general plan elements. (See *OPR General Plan Guidelines*, Chapter III, "Relationships Among Elements and Issues," page 80.) Consequently, this appendix's facility siting criteria reflect extensive local public and industry input into the planning process and are, in part, derived from the *Master Environmental Assessment / Master Environmental Impact Report* (SCH #79020667). These studies were done in relation with adoption of Kern County General Plan hazardous waste policies in 1986. These criteria are clearly a reflection of local policy.

Local Acceptance and Environmental Soundness. The process required to develop this appendix has involved a concerted effort to inform and educate the public about local hazardous waste management concepts. This appendix is the result of active and comprehensive input from general public, industry, environmental groups and other governmental entities.

This appendix places strong emphasis on practical, environmentally sound and, most essential, locally acceptable siting criteria.

Environmental review, "risk assessment," and the public hearing process to consider proposed or expansion of specified hazardous waste facilities will provide an opportunity for site-specific conditions to be placed on them which may include per diem and capacity limits.

Issues

Consistency with Other Local Planning and Land Use Programs and Policies. Siting criteria in this appendix need to be the product of a local legislative process.

Commitment. Siting of any hazardous waste facility is considered a long-term land use commitment which must be considered a permanent use of land, pre-empting or having subsequent effects upon most other land uses in or near the site for many years.

Water Quality and danger of contamination are a long-term public health concern as a threat from mismanagement of hazardous waste.

Deep Well Injection of Class I Waste. Present federal law which regulates discharge of hazardous waste to land in injection wells is inadequate to fully protect California's water supplies from contamination [HSC Section 25159.10 (b)]. Without adequate groundwater monitoring, and specific geologic information, state-of-the-art design and operational safe-guards of injection wells cannot guarantee that migration of hazardous wastes into underground sources of drinking water will not occur [HSC Section 25159.10 (c)]. Monitoring requirements specified in federal law are not adequate to detect all leaks from injection wells, and there are no requirements in federal law for monitoring movement of wastes in the substrata to ensure that wastes have not escaped the injection zone or have not reacted with or breached the confining strata [HSC Section 25159.10 (d)]. Underground injection of hazardous waste presents a serious short-term and long-term threat to quality of waters in the State .

Assembly Bill 2948 and the *Guidelines* has no requirement that mandates inclusion of deep well hazardous waste injection facilities in the CHWMP or this appendix. On the contrary, *Guidelines* Section 3.5.3, TSDF Inventory, includes the provision "in view of the ban on land disposal of untreated waste after May 8, 1990, injection wells should not be included in the capacity analysis." Additionally, *Technical Reference Manual,* Part J, does not list, mention, or describe deep well injection as a type of facility which may be used to manage hazardous wastes. Part J also states "all hazardous waste facilities, by their very nature, can potentially produce adverse environmental impacts."

Goals

Facility Needs. Ensure that facilities are provided in accordance with the fair share principle.

Water Quality. Insure that all facilities are designed to prevent water contamination. Although treatment and incinerator facilities may not directly contribute to water quality degradation, hazardous waste storage, hazardous waste transportation spills, and other hazardous waste stream management steps should insure that proper monitoring is performed to demonstrate that contamination is not taking place.

Land Fill Disposal. Provide for adequate, secure and well planned state-of-the-art hazardous waste disposal facilities with capacities limited by geologic and land use factors associated with a particular site, which will be available for disposal of treatment residuals and other hazardous waste.

Permitting. Utilize zoning and land use process to minimize possible emergencies involving hazardous waste which threaten public health, safety, or welfare.

Policies

Fair Share Principle.

a) Approval of any proposed hazardous waste management facility will depend on conformance with the siting criteria of this appendix and other criteria required by existing law.

b) Kern County may disapprove any facility not in conformance with effective inter-jurisdictional agreements which provide for adequate capacity for the specific hazardous waste which the facility would have handled in another California county.

c) Kern County may reject a proposed hazardous waste management facility/project that exceeds the needs of the county if there are effective inter-jurisdictional agreements for the management of the specific hazardous waste generated in the County or there is adequate capacity to handle these wastes in the County.

d) If adequate capacity does not exists in the County or effective inter-jurisdictional agreements do not exist, Kern County shall not reject hazardous waste management proposals that exceed fair share if the proponent demonstrates that the fair share facility (i.e. smaller facility) is economically non-viable, except in cases where the jurisdiction demonstrates that the facility would pose an increased health risk to the public health and safety or is not environmentally sound.

Capacity and Containment. Hazardous waste facility site and per diem capacity limits will be incorporated as a provision of the approved County or city permit if necessary, to avoid adverse environmental effects on the surrounding residents and properties or to avoid imminent or substantial endangerment to public health, safety, and welfare. The capacity of specific hazardous waste management facilities will be determined after a site-specific analysis based on "risk assessment," CEQA evaluation and public hearing process.

Origin of Waste Stream. This appendix does not limit the geographic origin of hazardous wastes accepted by commercial operators. However, knowledge of the waste stream origin is important to planning for safe transportation of hazardous waste in accordance with provisions of the *Guidelines*.

Applications for any hazardous waste facility permit shall include information which describes specific hazardous waste streams to be served by the proposed facility. The information should include type of waste and the geographic location where the waste is generated.

Treatment Before Disposal. For each hazardous waste type, it must be demonstrated that the waste to be incinerated or placed in a repository sited in Kern County or incorporated city is the residual of pertinent treatment, recycling, or destruction programs which are economically and technologically feasible. Permitted capacity for a hazardous waste facility shall be in accordance with the identified fair share waste stream amounts.

Permitting. In establishing conditions for the issuance of the permit, the decision-makers shall balance environmental consequences with public need,

establishing permitted capacity based on physical conditions ensuring safe containment, projected active and post closure life of the facility, and characteristics of the waste stream to be served.

On June 7, 1988, the people of Kern County, in adopting Initiative Measure B, determined that "it is the policy of Kern County to not allow the siting of any new hazardous waste facility in Kern County that exclusively or particularly relies on any underground injection of hazardous waste whether treated or untreated, and no such new facility will be permitted." Measure B passed by more than seventy percent of Kern County voters. Consequently, this concept has the broad support of the people of Kern County.

Required Findings. Statutory and case law concerning general plans and zoning, clearly indicate that preparation and adoption of a CHWMP is a legislative act and as such the county has broad discretion in determining what is reasonable in endeavoring to protect the public health, safety and general welfare. The *Guidelines* conform with this approach through recognition of the CHWMP as a comprehensive planning document which needs to be consistent with existing county general plans.

Kern County has determined that the following findings are necessary to foster the protection of public health, safety and general welfare:

A. Kern County shall not approve development of any hazardous waste management facility unless the legislative body makes a finding that the hazardous waste facility siting and development plan approval, general plan amendments, and permits will be consistent with and subject to all applicable and current policies and ordinances.

B. Kern County shall not approve development of any hazardous waste management facility unless the legislative body makes a finding that potential adverse environmental impacts of the proposed facility have been or will be mitigated to the maximum feasible extent.

C. Kern County shall not approve development of any hazardous waste management facility unless the legislative body makes a finding that substantial evidence in the public record indicates a demonstrated need to site and develop the facility based upon the fair share concept in tandem with goals and policies dealing with such facilities contained in the *Kern County and Incorporated Cities Hazardous Waste Management Plan* and implementing ordinances.

Air Quality. Any proposed new hazardous waste disposal facility or expanding facility in the Southeast Desert Air Basin shall comply with requirements of the Kern County Air Pollution Control District. Any proposed new hazardous waste disposal facility or expanding facility in the San Joaquin Valley Air Basin shall comply with requirements of the San Joaquin Valley Air Pollution Control Management District. Site locations and waste streams shall be such that no odors or dust resulting from the proposed project would have significant impacts on any off-site receptors.

Five-year Permit. County permits for new or expanding hazardous waste facilities shall be approved for a period not to exceed five (5) years. No renewal of a permit

will be granted unless all federal and state permits are obtained. If the County renews a permit, it may impose any new conditions and restrictions that are required to bring the facility into conformity with this appendix.

Facility Capacity Categories.

Policies on per diem and capacity limits are designed to provide the opportunity for site-specific conditions to meet environmental concerns.

Any facility permitted under this appendix must have a designated capacity. In applying siting criteria, two capacity classes are established:

Small Facilities v Large Facilities - Differentiation between small and large facility siting criteria is derived directly from the DHS *Guidelines*. The *Guidelines*, Section 3.3, Goals and Objectives, provide that "in order that local decision makers maintain pre-eminence over land use control, the CHWMPs should include goals, objectives and policies which address a wide range of types and sizes of facilities." Also, this Plan uses Part J of the *Technical Reference Manual* to set up a basis to distinguish between small facilities within urbanized areas and large facilities in rural areas. This aspect of the CHWMP and this appendix, local land use control over different sizes of facilities allowed in different situations, is afforded by the *Guidelines*.

Uncertainties about potential regulatory requirements and economic forces prevent any reliable prediction of what type, size, and market service area of a hazardous waste facility would be economically feasible and attractive for private sector investment. Whether a facility (or any other proposed use) is "economically viable" is generally irrelevant to the determination of whether the project conforms to siting criteria or is an otherwise appropriate facility for the site.

PRIVATE ONSITE LARGE FACILITIES - permitted in any non-urban (outside city limits and not within County Urban Areas) heavy industrially-planned or designated petroleum extraction (County Map Code 8.4) area if the hazardous waste facility is sized to serve, and is an adjunctive component to the manufacturing or resource extraction process of the primary industrial use of the land or, is sited and used solely by the manufacturer or company as a component of a larger industrial or resource extraction process.

Siting large onsite facilities inside cities or county urban areas is not appropriate because in Kern County, heavy and medium industrial urban zones may also include, or be proximate to a variety of sensitive land uses. It is likely that nearby sensitive populations or residential neighborhoods would be near the hazardous waste facilities in these zones. Adequate land exists in nearby areas which are less problematic. Existing heavy and medium industrial zones were not established in any of the urban areas with the possibility of siting large hazardous waste facilities in mind.

EXISTING HEAVY INDUSTRIAL FACILITIES - which convert to waste treatment or destruction. An existing heavy industrial facility which incorporates treatment or destruction of hazardous waste into its previous operation is permitted to operate at its existing location if such operation complies with all other provisions of this plan.

General Plan Requirements. A number of Kern County Land Use, Open Space and Conservation Element map code designations are instituted as part of this appendix. The siting criteria in this appendix are the product of the local legislative process. Applying the adopted siting criteria yields sufficient areas that might be candidate siting area for large facilities demonstrating that significant land is available for siting. This appendix's criteria do not unreasonably impair the feasibility of siting new facilities .

These designations must be applied to sites of proposed hazardous waste facilities, or existing facilities when seeking a renewal or modification of an existing Conditional Use Permit or zone district, in accordance with the *Kern County and Incorporated Cities Hazardous Waste Management Plan* and other applicable General Plan Elements.

Currently, facilities described in Section 5 are consistent with this plan's facility siting criteria; and all existing hazardous waste facilities would also have the opportunity to apply for expansion under policies of this plan if deemed necessary by any operator.

Where Figure 7-1 in Section 7 indicates land available for consideration as specified hazardous waste facilities sites, these are suitable general areas where a general plan amendment is not required for the location of a specified hazardous waste management facility. A proposed facility must comply with all siting criteria and be evaluated for suitability on the basis of "risk assessment," environmental review and the public hearing process.

Within County jurisdiction, use overlay map code 3.5, "*Non-constrained land subject to hazardous waste facility siting consideration in accordance with CHWMP siting criteria.*" Within map code 3.5, or equivalent areas, the lead agency shall process hazardous waste facility applications using a conditional use permit (CUP) and Health and Safety Code Sections 25199 through 25199.14, or equivalent procedures.

SITING CRITERIA

Several general criteria are required for any hazardous waste facility to be sited at a location in Kern County.

Physical Conditions. The physical conditions of any hazardous waste facility site must be such that there is no reasonable doubt of permanent safe containment of the total amount of waste to be present at the time of closure of the facility.

FACILITY TYPE ALLOWED

Treatment Facility Designation	(County Map Code 3.5.1)
Transfer and Storage Facility Designation	(County Map Code 3.5.2)
Incinerator Facility Designation	(County Map Code 3.5.3)
Residuals Repository Facility Designation	(County Map Code 3.5.4)

Buffer Zones. Health and Safety Code Section 25135(c) indicates that land uses adjacent to, or near, hazardous waste facilities, or proposed sites for these facilities, are to be compatible with their operation. The State Department of Health Services suggests that "risk assessments" be used to establish land use buffer zones.

To satisfy this legislative intent, and to allow for reasonable and compatible land use types to occur and continue adjacent to, and nearby hazardous waste facilities, all repository facilities must have a 2,000-foot buffer zone around them unless State Department of Health Services determines that a different buffer configuration is needed as determined on the basis of "risk assessment," CEQA evaluation and public hearing process. Other large facilities must have a minimum 1200-foot buffer zone of open space or resource designations such as Intensive or Extensive Agriculture, Mineral and Petroleum Extraction, or Resource Management designations. Similar open space uses should be used for buffers on any applicable incorporated city general plan. Medium and heavy industrial designated areas may also afford suitable buffer zones. These can be determined through CEQA, "risk assessment," and public hearing process.

Heavy and Medium Industrial Sites. Small facilities of appropriate types are allowed within heavy and medium industrial areas (Map Code 7.3 and 7.2). Small facilities must have a 200-foot setback from property lines with additional buffer zones between the facilities and homes, schools, hospitals, and other sensitive land uses which must be determined depending on the particular location and type of facility. The 200-foot setback will be imposed unless the lead agency determines that a different buffer configuration is needed as determined on the basis of "risk assessment," CEQA evaluation and public hearing process. Small hazardous waste management facilities in Kern County that require a 200-foot setback can apply for a waiver from that requirement. The waiver can be considered during the Local Assessment Committee process in compliance with Health and Safety Code Sections 25199 - 25199.14.

LARGE FACILITIES - Any type of transfer, storage, or disposal facility which manages an onsite and/or off-site waste stream of 15,000 tons per year or more. Large facilities have potential for correspondingly larger environmental effects, including the potential need to evacuate a larger surrounding area in case of accidental release.

Large Facility Siting Criteria

1. Large facilities (15,000 tons per year or greater throughput or disposal of commercial or private hazardous waste) are permitted in certain rural areas. The criteria uniquely suited to Kern County include:

General Siting Criteria affecting sites	County equivalent Map Code
Active (holocene) earthquake faults	Setback minimum 200 feet
Landslide Areas	(Map Code 2.2)
Shallow Groundwater Areas	(Map Code 2.3)
Steep Slope Areas	(Greater than 60%)
Flood Hazard - Zone A	(Map Code 2.5)
Surface Water	(Rivers, Streams, Lakes, Reservoirs, Aqueducts, Canals)
Accepted Sensitive Land Use Commitments	(Defined in General Plan)
Intensive Agriculture	(Map Code 8.1)
Planned Communities	(Map Code 4.X)
State and Federal Land	(Map Code 1.1)
Military Reservations	(Map Code 1.1)
Recreational Areas	(Map Code 3.1)
Educational Facilities	(Map Code 3.2)
Residential Areas	(Map Code 5.X)
Commercial Areas	(Map Code 6.X)
Industrial Areas	(Map Code 7.X)

2. Large facilities must be located as near as possible to Commercial Hazardous Waste Shipping Routes, which are to be selected from available state or federally maintained roads (see Section 8).

The above transportation policy was developed to minimize distances to major routes. The policy is intended to limit travel on roads not designed to accommodate heavy vehicles, and travel near residential neighborhoods or on roads not demonstrated to be safe (DHS *Guidelines*, p. 3-16), and to clarify policies used in selecting connector routes (DHS *Guidelines*, p. 3-19).

3. All repository facilities must have a 2,000-foot buffer zone around them unless State Department of Health Services determines that a different buffer configuration is needed. Other large facilities must have a minimum 1200-foot buffer zone of open space or resource designations such as Intensive or Extensive Agriculture, Mineral and Petroleum Extraction, or Resource Management (Map Code 8.X) designations. Similar open space uses should be used for buffers on any applicable incorporated city general plan. Medium and heavy industrial designated areas may also afford suitable buffer zones. These can be determined through CEQA, "risk assessment," and public hearing process.

HSC Section 25135(c) indicates that land uses adjacent to, or near, hazardous waste facilities, or proposed sites for these facilities, are to be compatible with their

operation. To satisfy this legislative intent, and to allow for reasonable and compatible land use types to occur and continue adjacent to, and nearby hazardous waste facilities, land use buffers are deemed necessary.

A description and map of designated general areas in Kern County and incorporated cities that are not categorically ruled out by criteria listed in #1 above is provided in Section 7. This information was developed by evaluating the County on a one-square-mile (surveyed sections) basis. Additional site-specific evaluation would be required for any general area described.

SMALL FACILITIES - Any type of transfer, storage, or disposal facility which manages an onsite and/or off-site waste stream less than 15,000 tons per year. (DHS *Guidelines, Technical Reference Manual* - Part J, Table 1 - gives the range of sizes for small facilities. Except for residuals repositories, DHS maximum capacities for all types of small facilities are 15,000 tons per year or smaller.)

Small facilities may be sited within:

- o County-operated landfills;
- o Heavy and medium industrially-planned areas: All siting criteria for large facilities apply, except that a small facility can be in a heavy or medium industrial zone, within or outside incorporated cities or County Urban Areas.
- o Areas appropriate for large facilities. This applies to commercial off-site small facilities.

1. Requirements for particular types of small facilities are given in definitions above. With regard to small facility siting, it is likely such operations could be sited in heavy and medium industrial zones. But in Kern County, these zones are not restricted to heavy industry. Schools, hospitals, and residences may be located in heavy and medium industrial zones. In such mixed-use neighborhoods, setbacks of at least 200 feet would appear necessary for safety reasons. The 200-foot setback will be imposed unless the lead agency determines that a different buffer configuration is needed as determined on basis of "risk assessment," CEQA evaluation and public hearing process. Small hazardous waste management facilities in Kern County that require a 200-foot setback can apply for a waiver from that requirement. The waiver can be considered during the Local Assessment Committee process in compliance with Health and Safety Code Sections 25199 - 25199.14.

2. Small facilities may be sited in heavy and medium industrial zoned areas provided that physical constraint criteria, as listed under Large Facility Siting Criteria, are adhered to.

Small Facility Siting Criteria

Small facilities (Less than 15,000 tons per year throughput or disposal of commercial or private hazardous waste) are permitted in certain urban and rural areas. The siting criteria uniquely suited to Kern County include:

General Siting Criteria affecting sites	County equivalent Map Code
Active (holocene) earthquake faults	Setback minimum 200 feet
Landslide Areas	(Map Code 2.2)
Shallow Groundwater Areas	(Map Code 2.3)
Steep Slope Areas	(Greater than 60%)
Flood Hazard - Zone A	(Map Code 2.5)
Surface Water	(Rivers, Streams, Lakes, Reservoirs, Aqueducts, Canals)
Accepted Sensitive Land Use Commitments	(Defined in General Plan)
Intensive Agriculture	(Map Code 8.1)
Planned Communities	(Map Code 4.X)
State and Federal Land	(Map Code 1.1)
Military Reservations	(Map Code 1.1)
Recreational Areas	(Map Code 3.1)
Educational Facilities	(Map Code 3.2)
Residential Areas	(Map Code 5.X)
Commercial Areas	(Map Code 6.X)
Light Industrial Areas	(Map Code 7.1)

STATE DHS REQUIREMENTS. Where this plan's siting and land use buffer zone criteria are more restrictive or more detailed than the State Department of Health Services mandatory siting criteria, the more restrictive and/or more detailed requirements shall apply. In absence of specific siting criteria listed above, the State Department of Health Services mandatory siting criteria shall apply . Mandatory State siting criteria [see DHS *Guidelines for Preparation of County Hazardous Waste Management Plans,* 1986, Section 3.5.7.2] are summarized below:

Seismic. No facilities shall be placed within 200 feet of an active or recently active fault (active means demonstrated ground movement in Holocene time).

Floodplains. Evaluate and comply with requirements regarding areas subject to flooding by dam or levee failure and natural causes such as river flooding.

Wetlands. No facilities allowed in wetlands such as fresh water, and brackish marshes, swamps, and bogs inundated by surface or groundwater with a frequency to support, under normal circumstances, a prevalence of vegetative or aquatic life.

Habitat of Endangered Species. No facilities in critical habitat areas.

Unstable Soils. Facilities located within these areas should have engineered design features to assure structural stability. Includes steep slopes, subsidence and potential liquefaction areas.

Major Recharge Aquifers. Repositories not allowed in these areas; other facilities should be discouraged from locating in these areas. If located in these areas, engineered spill prevention containment features must be designed into project.

Distance from Residences. Buffer zone of 2,000 feet is required around repositories. "Risk assessments" are required of all proposed facilities.

Distance from Immobile Populations. "Risk assessments" required, performed at time of permitting, shall be used to determine size of buffer area required.

Proximity to Transportation Routes. Roads serving a facility shall not pass through residential neighborhoods, should minimize residential frontages in other areas, and should be safe with regard to road design and construction, accident rates, excessive traffic, etc.

Permeable Strata and Soils. Repositories shall conform to State Water Resources Control Board requirements. Other above ground facilities should be engineered to be consistent with industrial standards.

Non-attainment Air Basins. Siting should not be precluded from these areas unless "risk assessments" performed as a part of permitting, considering physical and chemical characteristics of the specific wastes that will be handled and design features of the facility, show that emissions will significantly contribute to non-attainment of standards, that such emissions cannot be mitigated and that emissions from such facilities are significantly greater than those associated with transporting hazardous waste out of the area.

Prevention of Significant Deterioration (PSD) Air Areas. Transfer and storage facilities allowed in PSD's. Unless emissions cannot be adequately mitigated, all

other facilities allowed in PSD's, except near or within national parks, wilderness areas, and the like.

Prime Agricultural Areas. Overriding public service needs must be demonstrated to permit siting any facility in these areas.

Depth to Groundwater. Repositories shall meet siting requirements of the State Water Resources Control Board. Other facilities may be located in high groundwater areas if the containment structure(s) are engineered to withstand failure because of geologic or soil failures.

Proximity to Public Facilities. Most facilities would be expected to be self-sufficient. Where transfer and storage facilities may be sited in urban areas, public services should be available to serve the facility.

Proximity to Waste Generation Stream. Repositories may be located distant from generation sources because of their need for larger land areas. Other facilities should be located close to waste generation sources to minimize the risks of transportation.

Industrial, Commercial, and other Specially Zoned Land. Hazardous waste management facilities, other than repositories, are basically industrial facilities. Generally, it is appropriate to site them in industrial and commercial zones. However, siting these facilities is not limited to these zones if special zones are created for such purpose. All counties should have some type of zoning which will allow siting of different types of facilities.

Recreational, Cultural, or Aesthetic Areas. Low-volume Transfer and Storage Facilities may be allowed in these areas if necessary to handle wastes generated by visitors, workers, or residents in these areas. Other facilities should not be allowed in these areas.

Mineral Resource Areas. No facilities should be sited to preclude extraction of resources necessary to sustain the economy of the State.

Military Lands. It is the policy of the Department of Defense that military land shall not be considered for siting hazardous waste facilities.

Other State, Federal and Indian Lands. Use the criteria listed above for siting facilities in these areas.

SECTION 3.6 TRANSPORTATION CONCEPTS

Issues

Prime Concern. Transportation of hazardous waste on roads pose a short-term threat to public health. Of prime concern to residents of Kern County and incorporated cities is the safety of the transportation system for hazardous waste, especially extremely hazardous waste, in and through Kern County.

Goals

Safe Routes. Minimize the risk to public health from transportation of hazardous waste by designation of safe routes, shipment of wastes in the least hazardous form, requirements of proper equipment and training of operators. Handle and transport extremely hazardous wastes in a safe manner.

Policies

Restrict shipping routes for hazardous wastes; develop procedures to help prevent releases of toxics during transport; and maintain emergency response capabilities for transportation accidents involving hazardous wastes.

In order to minimize use of County-maintained roads and city-maintained streets, allow proponents of new facilities to apply for designation of exclusively state- and federally-maintained roads as *Commercial Hazardous Waste Shipping Routes* serving the proposed facility in and through Kern County. Commercial shipping of hazardous waste within and through Kern County shall be restricted, in cooperation with and full participation by the California Highway Patrol, to specified, posted routes as designated on the *Kern County and Incorporated Cities Hazardous Waste Management Plan* and the *Circulation Element* and in accordance with Vehicle Code Sections 31303 et seq. All restrictions shall be imposed in accordance with and in conjunction with all California Highway Patrol requirements and procedures. Limitation of commercial hazardous waste shipping routes should allow for better monitoring of hazardous waste transportation. Roads serving a facility shall not pass through residential neighborhoods, should minimize residential frontages in other areas, and should be safe with regard to road design and construction, accident rates, excessive traffic, etc. [*CHWMP Guidelines* Section 3.5.7.2]

Each commercial shipping route shall be defined as a Commercial Hazardous Waste Shipping Route. Each route shall be signed appropriately as specified by the *CalTrans Traffic Manual* and listed by the California Highway Patrol as specified by *California Vehicle Code.*

Selection of Transportation Routes. A map of state- and federally-maintained roads within the County is shown in Figure 8-1 [see page H-72]. These are the routes from which Commercial Hazardous Waste Shipping Routes for a particular facility may be selected. ***This map does not mean that hazardous waste will actually be transported over all routes shown.***

Linkage between facilities and Transportation Routes. Hazardous waste which is generated or has a point of origin at a location not on designated Commercial Hazardous Waste Shipping Routes may be transported over other roads, using the shortest and safest route to connect with designated routes.

Although adequate transportation facilities and routes are generally afforded by the state-maintained highway system, use of county-maintained routes may warrant imposition of necessary upgrades and road maintenance costs. The local legislative body may impose suitable conditions and provisions on the facility operator to defray potential road maintenance costs, and necessary upgrades and reconstruction costs associated with traffic to and from the facility. The route shall be signed and listed in the same manner as state-maintained routes.

SECTION 3.7 ADDITIONAL TOPICS

Issues

Information. Lack of information about hazardous waste generation, treatment, transfer, and disposal has caused local unfamiliarity with essential facts needed for industry, government, and the public to make appropriate decisions.

Goals

Public Participation. Local citizen participation in implementation of this appendix is important. Citizens can understand and help control processes which will affect their health and safety. All avenues should be opened for ample citizen participation.

Policies

Provide for education of local industry, business, government and citizens regarding proper and safe hazardous waste management procedures and responsibilities and waste reduction opportunities.

Maintain an on-going system of active involvement of local industry, business, government, and citizens in steering the course of such management.

SECTION 4.0
CURRENT AND PROJECTED
HAZARDOUS WASTE STREAM

Quantities of hazardous waste that have been generated annually and disposed of in Kern County are described in detail in Section 16.1 of the CHWMP. Most of these are transported on roads in the County and incorporated cities, but a significant additional quantity generated or disposed of elsewhere is transported through the County.

Several factors affect numerical projections of Kern County's hazardous waste stream through year 2000. Increased population will result in a corresponding increase in certain types of waste. Waste reduction programs will result in generation of less waste of certain types even with a constant level of economic activity. The economic future of certain important components of Kern County's industrial and resource related economy which generate much of the hazardous waste is a major factor.

4.1 HAZARDOUS WASTES GENERATED IN KERN COUNTY

4.1.1 Large Quantity Generators

DHS Manifest System. Industries which generate hazardous waste, shipping companies which transport hazardous waste, and treatment or disposal facilities which receive hazardous waste all have EPA identification numbers. DHS requires each off-site shipment of hazardous waste to be accompanied by a manifest. The manifest identifies, using an EPA numbering system, generator, transporter, and disposer. The waste type is recorded on the manifest by a three-digit DHS code number. Computer compilations of DHS manifest data provide the best available source of information about large industrial hazardous waste streams.

Kern County Hazardous Waste Generation. More than four years of DHS manifest data on hazardous waste managed in Kern County are available. Current rate of generation is about 36,140 tons per year. Yearly totals for 1983 through 1987 are shown in Figure 4-1 of this Section. Detailed breakdowns of 1983 and 1984 indicate that large amounts of hazardous waste generated are due to a few anomalous waste categories. These amounts are not characteristic of present trends. Lower totals in 1985 through 1987 do not indicate a general reduction of industrial hazardous waste generation. A detailed analysis of year 1986 data is included in Section 16.1 of the CHWMP.

Grouping by Waste Types is required by DHS for CHWMP data analyses. DHS has grouped the various types of hazardous wastes into seventeen general categories which are presumably amenable to similar treatment and waste reduction methods. Waste types accounting for more than ten percent each of Kern County's 1986 hazardous waste generation are waste oil, organic sludges and solids, and contaminated soil. This should be representative of waste generation for the

immediate future. In 1986, disposal in Kern County exceeded production for all but three of the seventeen hazardous waste categories.

The majority of hazardous waste generated in Kern County is by a small number of generators. Of approximately 220 generators listed in DHS data, 10 percent (or 22 generators) produced about 85 percent of the total manifested waste produced in 1985 and 1986. Most of these are involved in the petroleum industry.

Non-manifested hazardous wastes from SQGs were estimated using a method suggested by DHS. The calculated amount was 19,006 tons, of which 15,349 tons were waste oil, and all other wastes were less than 3700 tons.

Projection Through Year 2000. A projection of hazardous waste generation may be based on the per capita amount in correlation with population projections, or industry specific economic projections. Another factor which may be considered is the effect of waste reduction programs. Using a population basis, the projected figure for year 2000 without waste reduction programs is approximately 52,746 tons per year generation rate. This represents an increase of approximately 16,000 tons per year over what Kern County is currently generating. It is probable that a favorable economic climate could result in generation rates which might approach or exceed this amount, however, any projections of realistic generation rates would have to account for future source reduction programs and state mandated liquid hazardous waste solidification requirements. Therefore, even with a measurable increase in industrial growth, an overall decrease in the Kern County's hazardous waste generation rate should be apparent through the next twelve years.

Since the majority of hazardous waste currently generated is associated with the petroleum industry, a projection of economic activity in that industry is relevant. This projection has received considerable attention from professionals in the industry, but is uncertain due to influences of uncontrollable events in other parts of the world. Figure 4-2 of this Section shows projected oil production by Kern County relative to various pricing scenarios. Under either of the low pricing scenarios, production in year 2000 would be about one third or less of 1986 production. This fraction may be used as a lower limit when projecting hazardous waste generation. This analysis yields a projected year 2000 generation rate of 12,000 tons of hazardous waste per year.

It is important to note that the 12,000 tons per year projection is *only* used as a lower limit, and would appear too low for a variety of reasons:

- Wastes associated with oil refining (instead of production) will continue if crude oil is imported from other counties for refining.
- Extraneous events could invalidate any oil production projection used.
- Other waste streams are not included.

Projections were also made taking into account all known and anticipated waste streams. Only petroleum production and related waste streams were calculated using pricing scenarios in Figure 4-2 of this Section. Under the lowest pricing scenario, production in year 2000 would be one-fourth of 1986 production. If hazardous waste generated per ton of product remains constant, projected year 2000 generation rate would be 5,200 tons of oil production-related hazardous waste per year. Under the highest pricing scenario, year 2000 oil production would be two-thirds of 1986 production, with related hazardous waste generation of 12,700 tons.

KERN COUNTY ANNUAL GENERATION

Based on DHS Shipping Manifest Data

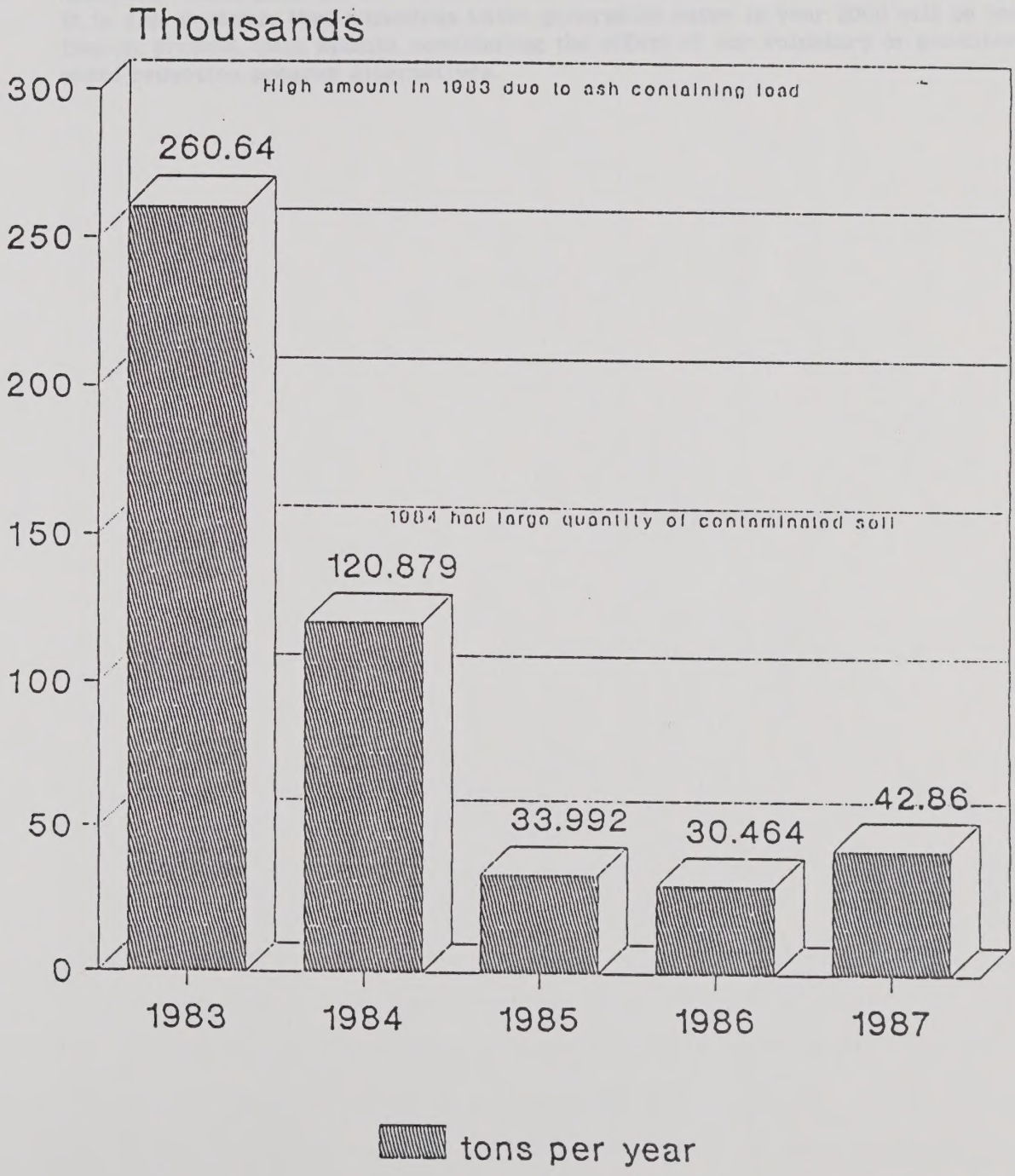


FIGURE 4-1

LOCALLY ADOPTED
May 13, 1991

Since no other useful economic projections are available for Kern County, it was necessary to make assumptions for other sectors of the economy. The activity levels of military bases and oil refining were assumed to remain constant. All other sectors, including most small quantity generators, were assumed to increase with population growth.

The higher quantity, with a source reduction program, is projected to be 49,267 tons per year. Rounding off, it may reasonably be expected that actual year 2000 hazardous waste generation rate in Kern County would be about 52,000 tons per year. It is also probable that hazardous waste generation rates in year 2000 will be lower than at present, even without considering the effect of any voluntary or mandatory waste reduction program alternatives.

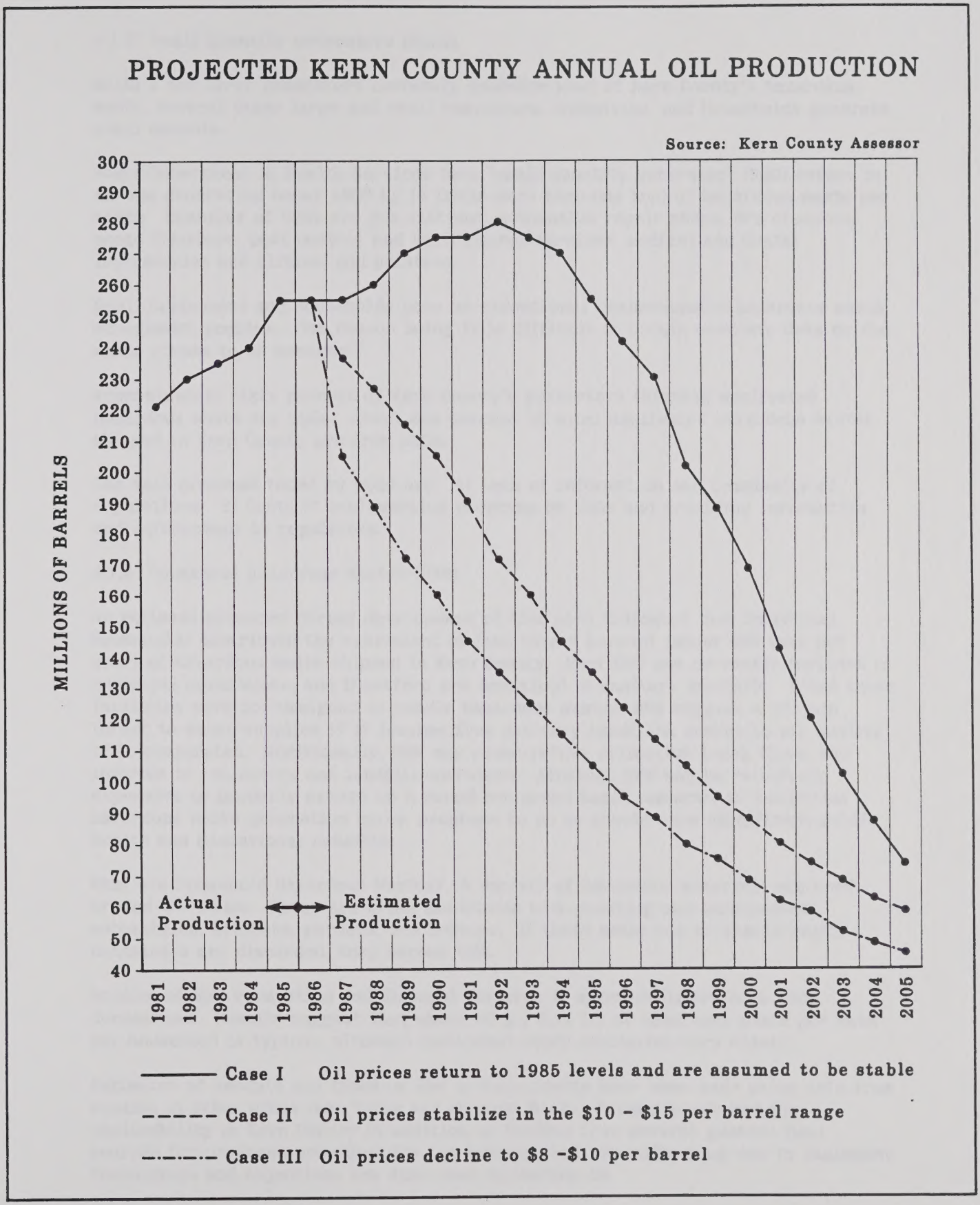


FIGURE 4-2 Projected Kern County Annual Oil Production



4.1.2 Small Quantity Generators (SQGs)

While a few large generators currently generate most of Kern County's hazardous waste, several other large and small businesses, industries, and households generate small amounts.

State Department of Health Services term "small quantity generator" (SQG) refers to anyone generating under 1000 kg (a little more than one ton) of hazardous waste per month. Examples of SQGs are gas stations, automotive repair shops, dry cleaners, photo finishers, pest control and agricultural services, medical and dental laboratories and clinics, and painters.

Small businesses and households pose an exceptional comprehensive hazardous waste management problem. One reason being it is difficult to obtain accurate data on the waste stream to be managed.

Approximately sixty percent of Kern County's generators shipping manifested hazardous waste are SQGs. About one percent of total manifested hazardous wastes shipped in Kern County are from SQGs.

The main problems faced by SQGs are: 1) Lack of information and complexity of regulations. 2) Costs of implementing programs by SQGs and providing information and enforcement by regulators.

4.1.3 Household Hazardous Wastes (HHW)

An estimate prepared during development of this plan indicated that individual households contribute the equivalent of less than 3 percent (about 600 tons per year) of hazardous waste shipped in Kern County. Most HHW are currently included in municipal solid waste, and therefore are deposited in sanitary landfills. Since these facilities were not designed to handle hazardous wastes, HHW suggest a certain threat to water supplies if it leaches from sanitary landfills, and/or to air quality if it evaporates. Additionally, HHW may cause refuse collection truck fires, and injuries to collectors and landfill operators. Although HHW may be relatively expensive to properly manage on a pound per pound basis compared to industrial hazardous waste generation rates, programs to do so should have significant public health and educational benefits.

What are Household Hazardous Wastes? A variety of hazardous materials are used around the house. These are often associated with painting and maintenance, automobiles, kitchens, gardens, and hobbies. If these materials or nearly-empty containers are discarded, they become HHW.

Studies of HHW generation and disposal patterns in many localities have been documented. Results suggest that about 60 g (0.14 lb) of hazardous waste per week per household is typical, although individual study statistics vary widely.

Estimates of amounts and types of HHW in Kern County have been made using data from studies in other areas (see Table 4-1 on page H-44). Estimates are wed for applicability in Kern County in addition to funding from several general fund sources for programs providing for the common good. Specific programs to implement these goals and objectives are discussed in Section 13.

Local Control. Ensure proper handling, storage and disposal of hazardous wastes by industries and businesses in Kern County through a regulatory program of permits, inspection, enforcement and education. Encourage private industry responsibility for hazardous waste management in coordination with local agencies. Develop formal relationships with federal and state government agencies to define federal, state, regional and local responsibilities for enforcement of hazardous waste laws and inspection of hazardous waste facilities, provided that local control is maintained in land use decision-making for hazardous waste management in Kern County and the incorporated cities.

By law, county's, and any incorporated city's, permit system cannot limit the geographic origin of hazardous wastes accepted by commercial facility operators. The County intends to construct county-owned transfer stations for household and small quantity generator hazardous wastes.

Table 4-1. ESTIMATED HOUSEHOLD HAZARDOUS WASTE IN KERN COUNTY (1987)

WASTE TYPE	% TOTAL[3]	TONS PER YEAR FROM PERCENT OF WASTE[1] AT 7.43 LBS/HOUSEHOLD/YEAR[2] 1986[4]	1990	2000
household cleaners	12.7%	152.04	168.63	193.12
auto maintenance	10.0%	120.50	133.65	153.06
household maintenance	25.6%	307.63	341.19	390.75
pesticides/yard maint.	7.6%	90.85	100.76	115.39
batteries	26.6%	319.74	354.63	406.14
prescription drugs	2.6%	31.54	34.98	40.06
selected cosmetics	6.6%	79.78	88.48	101.34
other (hobbies)	7.7%	92.73	102.84	117.78
TOTALS	99.5%	1194.81	1325.15	1517.64

1 Calculated from total amounts of municipal waste disposed in Kern County sanitary landfills. Studies in Los Angeles County (1979) indicate about 1.4% of such waste is household hazardous waste.

2 Absolute values in Marin County report included only products which could be weighed or separated from containers. Containers and some other wastes (such as oily rags) were not included. Percentages are considered to be the most accurate available, but quantities are approximately half of quantities projected by other methods which include containers.

3 Characterization of household hazardous wastes in Marin County (Association of Bay Area Governments, 1987, Garbage Project report)

4 Population and number of households used in calculations from Kern County Annual Population and Housing Report, 1986.

Important Household Hazardous Waste Types:

Oil Based Paints and paint containers are hazardous because they contain petroleum solvents, and must be properly disposed.

Solvents remain from cleaning, automotive, and hobby uses. Latex Paints are classified as hazardous while still liquid, but not if dried. Dried latex can be disposed in municipal trash.

Pesticides, herbicides and poisons are hazardous. Commercial users are carefully regulated for waste disposal; but household are not.

Empty oil cans contain residual oil.

Cleaners - Many cleaners are caustic or corrosive.

Waste oil has metals and combustion products, so is hazardous, but can be recycled.

Acids and Bases may be left from swimming pool maintenance or cleaning operations.

Batteries from trucks and automobiles contain lead and acid; dry cell batteries contain toxic metals.

4.1.4 Military Air Base Hazardous Wastes

Kern County has two military bases, Edwards Air Force Base and the Naval Weapons Center at China Lake. Portions of each base are in adjoining counties, but that administrative centers are in Kern, and each base is regarded as a hazardous waste generator in Kern.

Principal sources of hazardous waste generated at Edwards Air Force Base are from aircraft, vehicle, and support equipment maintenance. Additional wastes are generated from circuit board manufacturing, fuels research programs and other base support activities. DHS manifest data show 251 tons generated in 1985 and 421 tons in 1986. Edwards Air Force Base has a comprehensive hazardous waste management plan with provisions for tracking hazardous materials and wastes, waste minimization, recycling and treatment, with the intent of significantly reducing or eliminating the amount of hazardous waste and non-usable hazardous material.

The Naval Weapons Center at China Lake is listed in the DHS manifest system under two generator numbers, one by that name and one named "DPDO" off site branch China Lake" which functions as a transfer station. Using both numbers, the facility generated 190 tons in 1985 and 148 tons in 1986. The 1985 figure includes 49 tons of asbestos waste. The ongoing waste streams consist of solutions, solvents, oil, organics, laboratory wastes, photo wastes, empty containers, and various small quantities of other wastes. No hazardous waste management plan has been prepared for Naval Weapons Center operations.

4.2 WASTE DISPOSAL IN KERN COUNTY

4.2.1 Off-site Disposal

Most hazardous waste generated in Kern County is disposed within the County; about 65 percent was disposed locally in 1987. However, some waste types must be disposed in Class I facilities located in Kings County (Chemical Waste Management at Kettleman Hills) or the cement plant near Lebec. Shipments to other counties than Kings are primarily to, transfer stations or recyclers, so the ultimate fate of these wastes is currently unknown.

Due primarily to existence of a large commercial disposal facility in Buttonwillow, significantly greater volumes of hazardous waste has been imported than generated in Kern County. In 1986, Kern County imports were 4-1/2 times generation. For the first seven months of 1987, imports were 2-1/2 times generation.

Hazardous waste imported into Kern County originated in a variety of other counties, with Los Angeles leading the list. Other counties with significant oil production and refining contributed sizeable amounts. A significant amount of this imported waste may be the result of refining operations which refine Kern County crude oil. Crude oil pipelines out of the County include a Mobil Oil Corporation pipeline to a refinery in Torrance (Los Angeles County), a Chevron, U.S.A. pipeline to Richmond (Contra Costa County), and a Texaco Production pipeline to Martinez (Contra Costa County). Shell Oil Company ships crude oil via rail to a refinery in Wilmington (Los Angeles County).

In 1986, two facilities which accepted hazardous waste commercially account for almost all of the waste disposal and treatment. Detailed descriptions of these facilities are provided in Section 5.

The largest facility (near Buttonwillow) accepted 86 percent of the total disposal in 1986, and 87 percent in the first seven months of 1987. Wastes were disposed primarily in large surface impoundments. As discussed in Section 5, a phase out of liquid impoundments will change this facility's operation in 1988.

Another facility is a cement plant near Lebec which burns liquids with sufficient energy content in the cement production process. This accounted for 11 percent of disposal in 1986 and 9 percent in the first seven months of 1987. Comparison of manifest data with records kept by the cement plant indicate that DHS tracked 92 percent of liquid waste actually burned in 1986.

A small refinery (Gibson) operated as an oily waste recycling facility for the last three months in 1987. This accounted for about 6% of "disposal" in 1987. This facility is described further in Section 5.0.

Until recently, a small incinerator facility in Bakersfield provided high temperature incineration of infectious wastes, destroying 190 tons in 1986 of infectious waste from hospitals and clinics.

There are also some transfer stations and recycling services in the County, as well as "non-commercial" facilities which are only available to specific companies. For instance, an oil company is operating facilities for its own oil production wastes.

4.2.2 On-site Disposal

Since wastes disposed on-site do not require DHS shipping manifests, data are difficult to obtain. There are certain facilities that have Conditional Use Permits for on-site disposal.

In the past, on-site disposal of oil field and refinery waste has been common, utilizing sumps, ponds, and landfills. Some production sumps may be in continued operation, but may be used only for non-hazardous waste.

Another industry for which on-site disposal may become the favored option is mining. It is anticipated that large mining operations in the County may implement such options prior to year 2000. Tonnages of mining waste may be large compared to current manifested waste streams.

4.3 WASTES SHIPPED OUT OF KERN COUNTY

Thirty-five percent of Kern County's hazardous waste was shipped out of the County for disposal in 1986. According to the DHS manifest system, during 1986, hazardous wastes are shipped to Kings County (Chemical Waste Management's Kettleman Hills disposal site), Santa Barbara County (Casmalia Resources), and several other counties within California. A large "unknown" category represented both out-of-state disposal and defects in the State's data base.

4.4 WASTE REDUCTION

Although no active hazardous waste reduction program has been pursued by either Kern County or any incorporated city in the past, this plan outlines an aggressive program of information and auditing to encourage private industry to reduce waste at the source. This program is outlined in Section 6, and implementation measures in Section 13.

4.5 CONTAMINATED SITES IN KERN COUNTY

Contaminated sites are typically identified by Kern County Department of Environmental Health Services or the Regional Water Quality Control Board. Contaminated sites in Kern County include commercial aerial crop dusting services landing fields, several gasoline stations with leaking tanks, soil in oil production and refining locations, closed hazardous waste facilities, and areas of historic fuel dumping at military air fields (See Figure 4-3 on page H-49). Future management of these hazardous waste sources ranges from removal through onsite treatment to capping and monitoring.

There is not enough data available to accurately calculate the amount of wastes from contaminated sites in the County. Few known sites have been characterized thoroughly. More sites which are presently contaminated, will be discovered in the

future. Spills and accidents will continue to create new contaminated sites requiring cleanup.

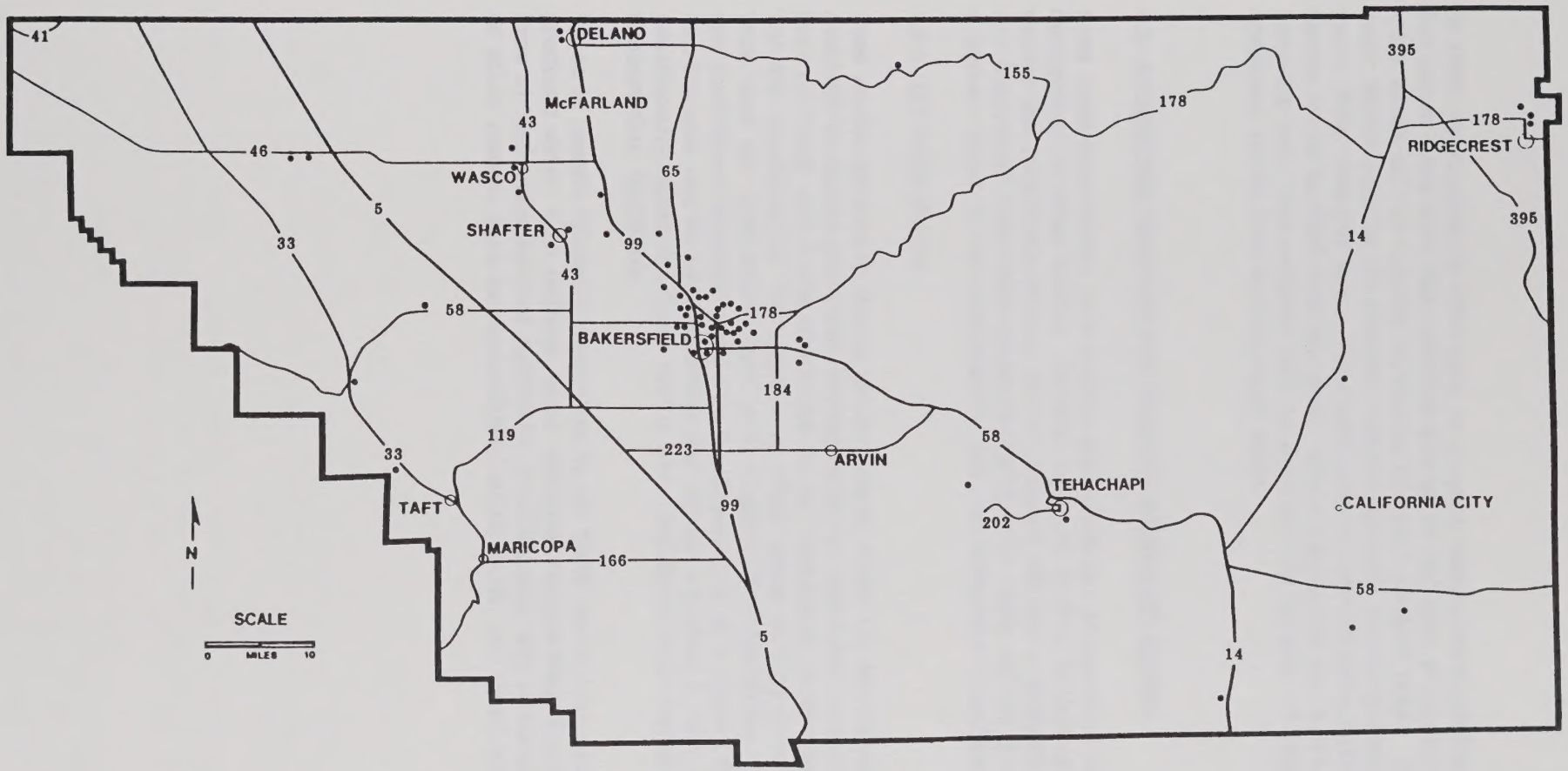


FIGURE 4-3 Locations of identified hazardous waste and/or hazardous substance sites as listed by DHS. Most sites involve contaminated soil and some have contaminated groundwater. Contaminated water wells are not included.

In 1986, approximately 4700 tons of cleanup wastes were generated in Kern County. A few known sites have been studied enough to estimate amounts of wastes at those sites which will be cleaned up during the next several years. These will add at least 66,000 tons to the present cleanup amount. Assuming cleanup would take 10 years (6600 tons per year), the lower limit on contaminated soils and other cleanup wastes would be 6600 tons per year. Since many sites can be remediated without removing soil, this estimate will be used for the purpose of projecting waste treatment needs from contaminated sites.

4.6 SPECIALIZED PROGRAMS FOR SELECTED HAZARDOUS WASTES

Some hazardous wastes have specialized programs designed to facilitate proper management of these wastes. Several types of wastes, including certain oil field wastes and infectious wastes, may be shipped without a manifest. Infectious wastes are considered hazardous wastes in California. Some oil field wastes are considered a lesser threat to the environment, and are therefore classified as non-hazardous.

4.6.1 Oil Field Wastes

Some wastes generated during production of crude oil are termed "oil field waste", in contrast to wastes generated during refining, which are termed refinery wastes. Most oil field wastes are classified as not hazardous, or as special wastes by DHS and are classified as "Designated" by State Water Quality Control Board (SWRCB). Thus, most oil field wastes must go to Class I or II facilities. Some oil field wastes are considered hazardous and must be disposed of in a Class I facility. Other oil field wastes may be non-hazardous and can be disposed of in a Class II facility. Additionally, other oil field wastes are considered inert and may be disposed in unclassified facilities.

Types of wastes typically generated in oil field operations consist primarily of produced water, tank bottoms, water softener regeneration fluids, scrubber wastes from air pollution control equipment, drilling muds and cuttings, and small volumes of other wastes, such as contaminated soils, acids and bases, and slop

oils. Of these, some tank bottoms, scrubber waste, drilling muds, and others are classified as hazardous while a majority are non-hazardous.

While approximately half of the manifested wastes generated in Kern County are oil field waste, a much larger quantity of non-hazardous oil field waste is disposed. Using data submitted to Regional Water Quality Control Board (RWQCB) for 1986, the facility near Buttonwillow disposed of 379,200 tons of non-hazardous waste and a facility called Liquid Waste Management Inc. disposed of approximately 17,000 tons of non-hazardous waste. Liquid Waste Management Inc., located in the McKittrick area, accepts only non-hazardous waste although it has a Conditional Use Permit as a hazardous waste facility. Private facilities treated approximately 19,000 tons of non-hazardous waste. The Naval Petroleum Reserve facility disposed approximately 74,800 tons of non-hazardous waste in 1986.

4.6.2 Infectious Wastes

Infectious waste is defined as potentially disease producing waste generated from hospitals and other medical facilities within Kern County. Generally, since these wastes must be contained in red plastic bags, they are known as "Red Bag" wastes. This chapter describes current procedures for handling, storing, treating, transporting and disposing of infectious wastes within Kern County.

Authority over the treatment of infectious wastes is exercised at state and county levels. The State Department of Health Services administers regulations (CCR, Title 22, Section 66835-66865). Kern County Department of Environmental Health Services implements and enforces regulations, and administers County programs (Ordinance G4464, 1987).

Infectious waste must be burned in approved incinerators that meet Air Pollution Control District (APCD) requirements. Autoclaving (sterilizing) and disposing in a municipal (Class III) landfill is an alternative method of disposal if approval is obtained from the County's Health Officer.

Infectious waste differs from most other hazardous waste in that infectious waste has a short infectious or hazardous life, and usually requires a living host or specific substrate to survive. The State regulations establish rules concerning infectious waste which recognize these facts.

Major aspects of the infectious waste regulations may be summarized as follows:

Generators. Requirements for storage of infectious waste provide for compliance by licensed health care facilities, and any generator of more than 100 kilograms per month. Smaller generators have less comprehensive regulations.

Hauler Registration. Haulers of infectious waste are required to register as a hazardous waste hauler. Small quantity generators may haul up to 100 kilograms a month of their own waste without registration.

Permits. Hazardous waste facility permits issued by Hazardous Waste Management Branch of DHS are required for off-site treatment, storage, and disposal facilities with exception of Class III landfills. Class III landfills must adhere to an operating plan for disposal of infectious waste approved by the County's Health Officer. Hazardous waste permits are not required for crematoriums, cemeteries, or onsite

autoclaves or incinerators. Methods other than incineration (i.e. autoclaving) must be approved by the local Health Officer. Licensed infectious waste generators in Kern County must obtain health care facility permits from County Environmental Health.

Manifests are not required for infectious waste haulers, producers or disposal facilities. This section of the regulations differs from current regulations covering other categories of hazardous waste.

Inspection/Monitoring. Registered haulers, off-site facilities, onsite treatment facilities, Class III landfills and generators, are inspected by Kern County Environmental Health.

Fees. Kern County Department of Environmental Health Services recovers costs of implementing regulations through fees.

Kern County has 11 acute care hospitals, approximately 12 convalescent hospitals, about 15 clinical laboratories, and other facilities subject to the state regulations, as well as an estimated 370 private physicians and 160 dentists.

The County, unlike most others, has had a commercial incinerator which destroyed and detoxified infectious waste from many of these generators.

Keystone Resources incinerated about 290 tons per year of infectious waste in 1987 (see Section 5).

Total amount of infectious waste produced in the County is estimated at 1,000 tons per year (based on projections using Caretech data of infectious waste generators). The amount is increasing as medical facilities come into compliance with regulations.

Keystone Resources (now Continental Caretech Environmental, Inc.) shut down its incinerator in 1988. In 1989, Caretech hauled infectious wastes to Los Angeles County for disposal. The firm applied for a permit to treat infectious waste at its new site in Kern County. It anticipated a primary treatment method other than incineration. Certain wastes would continue to be incinerated.

Most hospitals and clinics in Kern County either treat their own infectious wastes or send them for off-site treatment. However, physicians in private practice and dentists may need increased education and services for proper disposal of their infectious waste, as do other very small generators. There have been instances of illegal industrial waste disposal in the County, which caused hazards to public health.

4.6.3 Agricultural Wastes

Large farms may generate manifested wastes, while small farms may be SQGs. Because so much agriculture exists in Kern County, some special consideration is warranted.

In 1986, ninety tons of pesticide rinse water, pesticides, and pesticide production waste were manifested. Eleven tons of empty pesticide containers larger than 30 gallons were also manifested. The reason amounts of manifested hazardous waste are small is the approved disposal practice for pesticide containers. Small pesticide

containers are triple rinsed with water, which is returned to spray application equipment. This rinse water is then applied to the crop or site for which pesticide is intended.

In the past, impoundments were sometimes used for disposal of pesticide formulation wastes and airplane rinsing. Several impoundments in Kern County were properly closed in 1988 under direction of RWQCB due to the TPCA.

Closed rinse systems, as recommended by the Kern County Agricultural Commissioner are being substituted in some cases. There is a potential for significant volumes of pesticide contaminated soil waste from cleanup of pesticide operation sites. Known sites are included in estimates of cleanup wastes (Section 4.5).

Records of actual amounts of pesticides used in Kern County are maintained. There is a large amount of pesticides used that are not required to be reported. The Kern County Agricultural Commissioner keeps records of the following:

Names of growers permitted to use restricted pesticides.

Amounts of restricted pesticides used by growers, and of all pesticides used by registered applicators. This is available only by pesticide, not by user or grower. It is estimated to represent 1/2 to 2/3 of the actual amounts used.

Number of containers disposed at municipal landfills. These containers are required to be triple rinsed, after which DHS considers them non-hazardous.

Five to ten percent of Kern County farmers use no restricted pesticides; they apparently use only non-restricted pesticides or practice agriculture without pesticides.

A majority of herbicides are not restricted. There would appear to be an extensive use by cotton farmers of "Treflan", a non-restricted herbicide. "Surflan", "Roundup", and "Goal", are non-restricted herbicides used on grapes and almonds. Unopened, unused concentrates are often returned to dealers. At the end of a season, unused herbicides may be stored for the next season.

An ongoing Kern County Agriculture Commissioner education program attempts to teach farmers proper disposal practices. There is also an inspection program to verify triple rinsing of containers. Some pesticides are purchased in powder or granular form, in paper bags or cardboard containers. These often have soluble plastic inner bags, so that the outer container is not contaminated. Outer containers are usually burned by farmers, as allowed by the Air Pollution Control District.

Triple-rinsed containers are disposed at some Kern County sanitary landfills five (5) days each month, during which a Kern County Agriculture Department inspector is present. The inspector issues certificates showing that the containers have been rinsed. In 1985 and 1986, about 255 certificates were issued each year (from 8 to 30 per month), for a total of approximately 77,000 pesticide containers. In addition, 30,000 one-pint "Pro-Gib" (a plant growth regulator) containers were disposed in 1985. In 1987, 317 certificates were issued and 78,000 pesticide containers plus 32,000 Pro-Gib containers disposed.

Available records do not indicate how many growers are represented by the 255 certificates. Applicators, as well as growers, often dispose containers in this program.

Information on the Agricultural Commissioner's farmer/worker education programs, and on the container disposal program is included in Section 16.

The federal government maintains information regarding banned pesticides such as ethylene dibromide (EDB).

Problems in pesticide waste disposal include:

- Required records do not include all uses of agricultural pesticides.
- Farmers have accumulated pesticide containers, which should be disposed of as hazardous wastes.
- Banned pesticides may still be stored and may become hazardous wastes. There is no easy method to estimate amounts of such waste pesticides.
- At the end of a growing season, insecticides may need disposal.
- Some pesticides which have been banned for commercial use are still sold in small amounts to households and commercial gardeners.
- When property changes hands, old pesticides may be found by the new owner, who then needs to dispose of them.

Possible programs to deal with pesticide wastes may include:

- A pesticide collection day at least two times a year. The first such collection might be aimed specifically at accumulations of older pesticides.
- Increased education in pesticide control and disposal.
- Continuation of disposal of triple-rinsed containers at municipal landfills.

There is some concern about plastic containers, which should not be burned. The preferred method presently is disposal at sanitary landfills, but plastics have been shown to degrade and cause pollution problems in landfills elsewhere in the country.

4.7 NEW WASTE STREAMS

New hazardous wastes may be produced by new industries, or by new processes within existing industries. New regulations may result in wastes which are now discharged into air or into waste water being disposed or treated as hazardous waste in the future.

Specific new waste streams in Kern County may result from:

Compliance with new wastewater pre-treatment requirements for sewer wastes.

APCD permit modifications, triggered by process changes at facilities, may result in hazardous wastes requiring treatment or disposal.

Dewatering of certain non-hazardous wastes may result in a hazardous waste residue.

Ash from proposed new hazardous or non-hazardous waste incinerators is presently being studied by DHS to discover if the ash might be hazardous or non-hazardous.

With presently available information, it is not feasible to quantitatively estimate amounts of hazardous wastes in any of these possible new waste streams. The most likely source of additional wastes which must be treated as hazardous is the implementation of wastewater pretreatment. Bakersfield has begun a pre-treatment program for industry served by its wastewater treatment plants. It is not yet known how many industries are already pre-treating their wastewater, or how many will be required to do so in the future. Of the first five wastewater discharge permits issued, only one involved a real pretreatment system. When data are available from this program, potential amounts of wastes can be determined.

SECTION 5.0
YEAR 1986 INVENTORY OF TRANSFER, STORAGE AND DISPOSAL FACILITIES

A small number of facilities accounted for hazardous waste disposed in Kern County in 1986 and 1987. Disposal methods used for petroleum industry wastes in those years changed in 1988 to comply with state law (TPCA - Assembly Bill 3566, year 1984) banning improperly constructed surface impoundments. Since this is Kern County's largest waste stream, waste management practices are now somewhat different than those reflected in the data presented.

Facilities operating in 1988 that accepted manifested hazardous waste included:

A landfill facility near Buttonwillow

A cement plant near Lebec

A small refinery in Fruitvale near Bakersfield

Chevron U.S.A.(Private), Maricopa and Taft

A small transfer station in Taft

As of January 1, 1991, no new facilities are pending in Kern County. No new applications have been received by Kern County for any specified hazardous waste facility.

5.1 NEEDS ANALYSIS

Most hazardous wastes can be treated by the following methods:

- Recycling of oils, solvents, and other materials;
- Aqueous treatment of organic compounds or of metals, acids, and other inorganic substances;
- Thermal (heat);
- Stabilization.

Generally, some residue remains after treatment. A few wastes cannot be treated by any method presently known. These non-treatable hazardous wastes and residues require placement in repositories.

Needs for new treatment and recycling facilities are underscored by state and federal laws which ban all land disposal of untreated hazardous wastes by 1990.

Often a given waste may be treated by more than one method. Table 5-1 on page H-59 shows estimates of present needs for treatment under two scenarios:

Scenario A:

All hazardous wastes are treated according to priorities of this plan's hazardous waste management hierarchy (See Section 3.3).

Scenario B:

Scenario A. except appropriate hazardous wastes are used as a fuel at a cement plant.

The amount of residual repository capacity required by each scenario is important. Scenario "A", would require about 7400 tons repository capacity per year. Scenario "B" would require 5600 tons of residual repository capacity per year.

While either scenario depends on new treatment and recycling facilities which do not exist in Kern County at present, each scenario demonstrates required capacity which would be needed to manage Kern County's waste stream through year 2000 according to this plan's hazardous waste management hierarchy.

Scenarios Related to Existing Facilities

Bearing in mind that capacity for waste management according to each category of this plan's hazardous waste management hierarchy does not presently exist within Kern County, and that locally generated wastes are currently being disposed both inside and outside of the county, three facility scenarios are examined to determine capacity excess or shortage:

(1) *Existing Facilities Meet the Rules and Regulations*

The in-county facilities are described in the first part of this Section. Out-of-county facilities include Chemical Waste Management's Kettleman Hills Class I disposal facility (KHF) in Kings County, various recycling facilities in other counties within California, and disposal facilities located outside California.

If rules and regulations stayed the same as in 1986 and 1987, the pattern of hazardous waste disposal would remain similar to 1986 and 1987. In fact, with the ban on hazardous liquids affecting operation of the landfill near Buttonwillow, it can be expected that the 47 percent share disposed in Kern County will decline since oil waste streams will be reduced in liquid quantity by process changes at the location of generation. However, waste streams currently shipped out of county will not be affected by change in operation in the landfill facility near Buttonwillow. While remaining relatively constant in tonnage, their percentage may increase. Actual documentation of changes in Kern County's waste stream will be performed as part of the Data Management Program to be implemented as part of this plan (Chapter 14).

Any unanticipated increase in waste volume would be handled under this scenario according to the particular type of waste. Since the major generator industry, petroleum, is not projected to expand, and new major generator industries are not anticipated, a major increase would likely be associated with clean-up of contaminated soils. Capacities for such solid waste exists at two facilities now taking the great majority of wastes, the facility near Buttonwillow and Kettleman Hills Facility in Kings County.

(2) *Existing Facilities Do Not Meet the Rules and Regulations, and Choose Not to Modify, or are Denied a Permit and Close.*

As with Scenario 1, attention will be focused on the facility nearby Buttonwillow and KHF since they dispose over 60 percent of traceable manifested hazardous waste generated in the County.

Closure of the facility nearby Buttonwillow would require a major change in the destination of the greatest single fraction of Kern County's hazardous waste. Although this material (solid hazardous waste after mid 1988) could be accepted at KHF or Casmalia, this would be much more expensive than at the landfill facility near Buttonwillow, and out-of-state options might be more attractive to generators. In any event, capacity to dispose these waste streams does exist.

Closure of KHF could not be compensated by capacity at the landfill facility near Buttonwillow since most waste steams accepted at KHF are currently prohibited at the facility near Buttonwillow. Out-of-state disposal would probably be attractive to many generators. Siting criteria in this appendix would allow for a Class I facility to handle such waste streams to be sited within Kern County, but a private industry proponent would need to actually propose such a project.

As with Scenario 1, any unanticipated increase in waste generation could be accommodated at the remaining or possible new facilities.

(3) *Existing Facilities are Modified to Meet Rules and Regulations on an Unknown Timetable.*

As discussed in Scenario 1, the major disposal facility in Kern County is in the process of modifying operations to shift from primarily liquid disposal in ponds to solid disposal in landfills. An Environmental Impact Report has been prepared on this modification. A reasonable time estimate for all permitting changes to be accomplished might be two to three years. Actual verification of the time history of this change will be part of the Data Management Program established by this plan.

TABLE 5-1. Current County Needs Assessment for Commercial Hazardous Waste Treatment and Disposal Capacity in Kern County.

Scenario A. All treatment chosen strictly by waste hierarchy. All residuals to residuals repositories.

General Treatment	Required Capacity Tons per Year	Treatment Residuals
Oil Recycling	4733	20%
Solvent Recovery	10512	20%
Other Recycling	10627	15%
Incineration	312	10%
Aqueous Organic Treatment	0	10%
Aqueous-Metals/Neutralization	4250	50%
stabilization	506	120%
Residuals Disposal	7408	
Totals	38350	

Scenario B. All appropriate wastes to be sent to a cement plant for use as a fuel.

General Treatment	Required Capacity Tons per Year	Treatment Residuals
Oil Recycling	4733	20%
Solvent Recovery	9466	20%
Other Recycling	10616	15%
Incineration/Cement Plant Fuel	3219	10%
Aqueous Organic Treatment	0	10%
Aqueous-Metals/Neutralization	4250	50%
Stabilization	506	120%
Residuals Disposal	5594	
Totals	38387	

Similarly, any potential major modification of operations at KHF, at other minor facilities serving Kern County hazardous waste streams, or permitting and construction of new facilities within Kern County, would require two to three years or longer. In case of existing facilities, actual operational changes might be accomplished within the short end of this time frame, while construction of new facilities would likely require longer time frames.

In event of unanticipated increases in hazardous waste generation within the County, size of required facility construction or modification would increase, but the time frame for accomplishing changes would remain the same.

5.1.1 Effect of Hazardous Waste Reduction on Projected Needs

Hazardous wastes may be reduced in various ways, which are discussed in Section 6. Major source reduction in Kern County will occur from dewatering of oil field production wastes. Other wastes may be dewatered as well. While amounts of hazardous waste to be treated will be smaller, extracted water will need to be managed. In some cases, there may be an increased burden to municipal waste-water treatment plants called upon to accept wastewater from treatment of hazardous waste streams.

5.2 CAPACITY EXCESS OR SHORTFALL

Disposal or treatment capacity is not available within the County for all types of hazardous wastes. Hazardous wastes requiring disposal at a Class I site (other than oil industry wastes) are usually exported to Chemical Waste Management's Kettleman Hills facility in Kings County.

Other hazardous wastes are sent as far away as Arkansas for treatment or disposal. The Tanner legislation suggests that each county either provide facilities for all of its wastes, or make agreements with other counties with facilities which can accept hazardous wastes.

Residuals Disposal. An estimate based on current levels of hazardous waste generation and projections discussed above is that Class I residuals disposal capacity of 11,000 tons per year would be adequate through year 2000 to serve Kern County's needs. This estimation is based on the difference between required capacity reported in Section 16, Table Q, and projected average sustained disposal capacity which is in place in Kern County at the current time.

In event that all commercial hazardous waste landfills in present use were closed and it was necessary to provide residuals repository capacity within Kern County through year 2000, two repository cells of 200,000 cubic yards would be adequate, provided that they were properly permitted to accept Kern County generator's hazardous waste streams. Sufficient general areas within the County exist for siting the required facilities and are described in Section 7.

Solvent recycling. In addition, a small solvent recycling facility (10,000 tons/year) might be viable. However, some of the waste solvents might be used as fuel at the cement kiln near Lebec (see *Incineration* below), which would reduce need for an

additional facility. Values in Section 16, Table P were used for this and the following projections of needs. (Table P includes all needs estimates except that for residuals disposal, which is calculated in Table Q.)

Other recycling. Various waste-streams may be treated by the general treatment method of "other recycling". Nearly half of the total amount in this category (6600 tons per year) is contaminated soil. Some soil will be treated onsite, either by bioremediation or by another method. Transportable treatment units rather than permanent facilities may also be appropriate for cleanup of contaminated sites.

Wastes treatable by "other recycling" include organic and inorganic liquids, sludges and solids, empty containers, and pesticides. Since these wastes are so diverse, several different facilities might be needed to treat them all. Volumes generated in Kern County (projected to be 5-7000 tons per year) are not great enough to support a viable commercial "other recycling" facility. Some of these wastes might be recyclable onsite, either by small permanent treatment units or using transportable treatment units.

Aqueous metals treatment or neutralization, and stabilization. Need for these treatments is projected to be under 3000 tons per year each. According to State Department of Health Services, small stabilization facilities would treat at least 5000 tons, and aqueous treatment facilities, 10,000 tons per year.

Incineration and aqueous organics treatment. No demand is projected for either of these general treatment methods. In 1986 (the base year for projections), no wastes were generated within Kern County which would need aqueous organics treatment and could not be recycled.

PCB and dioxins are the only hazardous wastes which must be incinerated. Neither is known to be generated in Kern County except for cleanup wastes. Currently State of California does not have facilities which can accept these wastes.

Waste solvents, and residues from solvent recycling, are used as fuel in the cement kiln. While this facility is shown in Section 16 Tables as incineration capacity, State Department of Health Services considers the disposal method recycling (letter from DHS to SYSTECH Corporation, April 5, 1988). Thus, some of the demand for solvent recycling might be met by this facility.

Total projected capacity. If the oil recycling facility (refinery in Fruitvale near Bakersfield) and the cement kiln near Lebec remain at present capacity, there will be 70,400 tons per year of treatment capacity within Kern County. This total amount is greater than the projected amount of hazardous wastes for Kern County in year 2000. Proposed facilities including residuals disposal at the facility near Buttonwillow would increase the total projected capacity to nearly 600,000 tons per year. The County's waste generation is projected as about 60,000 tons per year.

Triple-rinsed containers are disposed at some Kern County sanitary landfills five (5) days each month, during which a Kern County Agriculture Department inspector is present. The inspector issues certificates showing that the containers have been rinsed. In 1985 and 1986, about 255 certificates were issued each year (from 8 to 30 per month), for a total of approximately 77,000 pesticide containers. In addition, 30,000 one-pint "Pro-Gib" (a plant growth regulator) containers were disposed in 1985. In 1987, 317 certificates were issued and 78,000 pesticide containers plus

32,000 Pro-Gib containers disposed. Available records do not indicate how many growers are represented by 255 certificates. Applicators, as well as growers, often dispose containers in this program.

Information on the Agricultural Commissioner's farmer/worker education programs, and on the container disposal program is included in Section 16.

The federal government maintains information regarding banned pesticides such as ethylene dibromide (EDB).

Problems in pesticide waste disposal include:

- Required records do not include all uses of agricultural pesticides.
- Farmers have accumulated pesticide containers, which should be disposed of as hazardous wastes.
- Banned pesticides may still be stored and may become hazardous wastes. There is no easy method to estimate amounts of such waste pesticides.
- At the end of a growing season, insecticides may need disposal.
- Some pesticides which have been banned for commercial use are still sold in small amounts to households and commercial gardeners.
- When property changes hands, old pesticides may be found by the new owner, who then needs to dispose of them.

Possible programs to deal with pesticide wastes may include:

- A pesticide collection day at least two times a year. The first such collection might be aimed specifically at accumulations of older pesticides.
- Increased education in pesticide control and disposal.
- Continuation of disposal of triple-rinsed containers at municipal landfills.

There is some concern about plastic containers, which should not be burned. The preferred method presently is disposal at sanitary landfills, but plastics have been shown to degrade and cause pollution problems in landfills elsewhere in the country.

SECTION 6.0
HAZARDOUS WASTE REDUCTION

The best way to reduce the amount of hazardous waste requiring disposal is to avoid producing it in the first place. Past practices in managing hazardous waste have almost always focused on "end of the pipe" control. With increasing evidence that this approach has not been effective, attention is now focused on prevention of waste generation at its source. Waste reduction is recognized as a key component of CHWMPs pursuant to HSC Section 25135 et. seq.

Hazardous waste reduction and waste minimization are overall terms for many techniques which avoid or reduce the amount and hazard of wastes which must be disposed.

Source reduction, the avoidance of generation of unnecessary hazardous wastes, is often both the most effective and most economical way of preventing the problem of hazardous waste. Source reduction includes source control and product substitution. Good housekeeping practices (such as repairing leaky valves), modifying type of materials used in a process (using less hazardous raw materials), and modifying the technology used in the process (such as improving control of temperature or other parameters) are source control methods.

For those hazardous wastes remaining after source reduction, recycling and treatment offer further waste minimization opportunities. Onsite recycling and treatment decrease risk and cost associated with transportation of hazardous wastes, but are not always economically feasible. It is important to recognize that even with the best waste minimization techniques, total elimination of hazardous wastes is not presently possible.

6.1 HAZARDOUS WASTE REDUCTION PROGRAMS

Many Kern County hazardous waste generators are practicing some form of hazardous waste reduction. During 1988, it is presumed that hazardous wastes which have in the past contained high percentages of water will be dewatered due to new restrictions on "landfilling" and surface impoundments. Dewatering reduces amount of hazardous waste which must be disposed, although in some cases it may actually increase toxicity or hazard of waste. Some wastes are recycled or reclaimed off-site, often by reclaimers located outside Kern County.

Most formal hazardous waste reduction programs include extensive efforts to educate larger generators in methods and benefits of waste reduction, including performing plant inspections and waste reduction consultations, conducting seminars and workshops, providing technical information, enlisting support of industry management, and recognizing those industries which had achieved progress. The programs usually are voluntary, and conducted in an atmosphere of cooperation between industry and local governments.

State legislation has been adopted (Roberti) that mandates large hazardous waste generators to prepare and implement waste reduction plans.

6.2 INCENTIVES AND BARRIERS TO HAZARDOUS WASTE REDUCTION

The greatest benefit of hazardous waste minimization is that it avoids or reduces a source of hazardous waste. Incentives seen by industry include decreased costs, liabilities and risks, and improved public relations. Despite these strong incentives, there are *technical, financial, institutional*, and *physical* barriers which industry usually has to overcome to implement hazardous waste reduction.

Technical barriers include a lack of expertise within some companies, limited awareness of availability and application of hazardous waste reduction techniques, or incompatibilities of such techniques with a generator's plant operations. Generators may be reluctant to modify a production process for fear that they may risk the quality of their products.

Financial barriers can also be the strongest barrier to realistic hazardous waste reduction. However, cost savings can be the most powerful incentive to institute waste minimization because waste reduction practices normally lead to considerable cost savings in the long term. Small companies in particular may be unable to finance improvements needed. As hazardous waste management costs increase, and more wastes are banned from land disposal, cost of hazardous waste reduction is becoming competitive. This is particularly true when potential cost of future long-term liability is taken into account.

Institutional barriers include those within company organizations; and barriers imposed by regulatory agencies. For some hazardous waste reduction techniques, facilities must obtain DHS and local permits as transfer, storage or disposal facilities. This process, pursuant to the Tanner legislation, involves considerable time and expense. Within the company, management may not be committed to the process, or may be reluctant to spend capital funds for this purpose.

Physical barriers. Inability to retrofit old buildings and equipment may present physical barriers to hazardous waste reduction modifications.

SECTION 7.0
FACILITY SITING AND EXPANSION

Definite procedures and requirements are set forth in this plan (Section 3) for establishment of new hazardous waste facilities or expansion of existing facilities. Major components of facility siting are: 1) site selection, 2) site evaluation and "risk assessment," 3) site permitting, and 4) facility permitting. Specific required procedures of the permitting process may involve appropriate changes to the county's or a city's general plan and zoning designations or granting of a Conditional Use Permit and justification of waivers to setback requirements. In addition to applicable local permits required of an applicant, all federal and State of California permits must be obtained prior to facility operation.

Six types of facilities are anticipated as possible choices to meet hazardous waste management needs of Kern County and the incorporated cities, although others may develop as technology advances. Although innovative technology is encouraged, any method used must have a demonstrated technological and environmental safeguard superiority above other alternative management methods. The six types are:

1. Transfer and storage facilities
2. Treatment facilities
3. Recycling facilities
4. Solidification or stabilization facilities
5. Thermal recovery and Incineration facilities
6. Repositories for treated residues.

Conceptual descriptions of each of these, provided by DHS, are contained in Section 16.2.1.

Any hazardous waste facility permitted under this plan must have a designated capacity. In applying siting criteria, two capacity classes are established:

Small Facilities - Any hazardous waste facility which manages a hazardous waste stream of less than 15,000 tons per year is regarded as a small facility. Small facilities will normally meet localized needs of particular generators, and are subject to less stringent constraints than large facilities. Small facilities may be sited within:

- o County-operated landfills;
- o Heavy and medium industrially-planned areas. All siting criteria for large facilities apply, except that a small facility can be in a heavy or medium industrial zone, within or outside incorporated cities or County Urban Areas.

- Areas appropriate for large facilities. This applies to commercial off-site small facilities.

Large Facilities - Facilities which manage a hazardous waste stream of 15,000 tons/year or more are regarded as large facilities.

In addition to these capacity categories, the following categories are recognized:

Private Onsite Large Facilities - Facilities permitted in any non-urban (outside city limits and not within County Designated Urban Areas) medium, or heavy industrially - planned or designated petroleum extraction (County Map Code 8.4) area if the hazardous waste facility is sized to serve, and is an adjunctive component to the manufacturing or resource extraction process of the primary industrial use of land or, is sited and used solely by the manufacturer or company as a component of a larger industrial or resource extraction process.

Existing Heavy Industrial Facilities - Facilities which convert to hazardous waste treatment or destruction. An existing heavy industrial facility which incorporates treatment or destruction of hazardous waste into its previous operation may be permitted to operate at its existing location if such operation does not pose an increased human health or environmental threat.

Incorporated cities will need to adopt criteria and requirements for siting hazardous waste facilities which are consistent with those in this plan. Most incorporated cities have heavy and medium industrial areas which might be suitable for small facilities such as transfer stations for household and small generator wastes. Such areas were considered in the designated areas described in Section 7.3.

Close coordination will be necessary between the cities and the County, to ensure that facility siting within one jurisdiction does not affect sensitive land uses existing or planned within an adjacent jurisdiction.

State Senate Bill 477 (Greene - 1987) requires all cities to either: 1) adopt hazardous waste management plans consistent with the DHS-approved CHWMP, 2) incorporate applicable portions of the CHWMP, by reference, into the city's general plan, 3) enact an ordinance requiring all applicable zoning, subdivision, conditional use permits, and variance decisions to be consistent with siting criteria in the CHWMP.

A city may attach appropriate conditions to any of the city's hazardous waste facility land use approvals in order to protect public health, safety, or welfare. A city may establish more stringent planning requirements or siting criteria than those specified in the CHWMP [HSC 25135.7(d)].

Specified Hazardous Waste Facilities

When commercial hazardous waste facilities are proposed, the County or city must appoint a Local Assessment Committee, broadly constituted to reflect the makeup of the community. This committee is separate from the Local Advisory Committee which advises staff and the legislative bodies on the CHWMP.

The Local Assessment Committee shall include three representatives of the community at large, two representatives of environmental or public interest groups, and two representatives of affected industries or businesses. These members must have no direct financial interest in the proposed facility.

The Local Assessment Committee shall:

- Enter into a dialogue with the proponent for the proposed hazardous waste facility project in an effort to reach an understanding with the proponent on both of the following:

  1. The measures that *should be taken* by the proponent in connection with the operation of the proposed hazardous waste facility project to protect the public health, safety, and welfare, and the environment of the city or county;

  2. The special benefits and renumeration negotiated between the LAC and the proponent that will provide compensation for the local costs associated with the operation of the facility.

- Represent, generally, in meeting with the project proponent, the interests of the residents of the city or county and the interests of adjacent communities;

- Receive and expend any technical assistance grants made available by the local legislative body;

- Adopt rules and procedures which are necessary to perform its duties;

- Advise the legislative body of the city or the county of the terms, provisions and conditions for a project approval which has been successfully negotiated with the project proponent and any additional information the committee deems appropriate. [Health and Safety Code Sections 25199.7(d)(1)-(4).]

The Board of Supervisors or affected city council may use the Local Assessment Committee's advice in its independent consideration of the project.

7.1 DESIGNATED GENERAL AREAS NOT ELIMINATED BY PRESENTLY IDENTIFIED CONSTRAINTS

Siting criteria have been used in a screening process of the entire County to designate general areas remaining after physical, transportation, and land use planning constraints were delineated. The general areas remaining are not intended to indicate any particular new hazardous waste facility site location, but will serve as a guide for facility proponents in locating areas which might have plausible attributes for further, more detailed site qualification study. A data base with discrete information on individual surveyed 10-acre grid cells (sixty-four cells equals one square mile) yields a number of general areas where additional site-specific study and "risk assessments" might qualify for large or small facility sites.

The quantity of general areas are more than adequate as potential locations to accommodate the County's fair share through year 2000. A map has been prepared (Figure 7-1) which depicts location of physical and land use constraints, location of existing heavy industrial areas, and other information required by DHS *Guidelines*.

Any actual proposed site would need a much more thorough evaluation for suitability. The study would have to be structured for a particular type of facility. For example, a residuals repository site would need an extensive hydro-geologic and soil permeability investigation, while an incinerator would require evaluation of downwind air quality receptors.

Where Figure 7-1 indicates land available for consideration as specified hazardous waste facilities sites, the Kern County General Plan Land Use, Open Space and Conservation Element, Bakersfield 2010 General Plan, and other affected adopted plans and diagrams will be amended as necessary to signify:

> "Suitable general areas where a general plan amendment is not required for the location of a specified hazardous waste management facility. A proposed facility must comply with all CHWMP siting criteria and be evaluated for suitability on basis of "risk assessment," environmental review and public hearing process.
>
> "Within County jurisdiction, use overlay map code 3.5, "*Non-constrained land subject to hazardous waste facility siting consideration in accordance with CHWMP siting criteria.*" Within map code 3.5, or equivalent areas, the lead agency shall process hazardous waste facility applications using a conditional use permit (cup) and Health and Safety Code Sections 25199 through 25199.14, or equivalent procedures."

7.2 ZONING REQUIREMENTS

Within 180 days (pursuant to SB 477 - Greene, 1989) after DHS approves this plan and notifies Kern County, all applicable zoning districts in Kern County and the incorporated cities will be required by ordinance to be consistent with this plan [HSC 25135.7(d)].

7.3 OTHER LOCAL PERMIT REQUIREMENTS

All applicable local use permits, subdivisions, variances, and other permits will be required by ordinance to be consistent with this plan.

On June 7, 1988 the people of Kern County passed Initiative Measure B. This measure imposes the following:

> There is hereby imposed a moratorium on and no department, agency, or employee of Kern County shall hereafter allow the filling of, processing of, or continued processing of, review of, evaluation of, response to, permitting of, or approval of, any application for a general plan amendment to change any existing map code designation to a map code designation of 3.5 or 3.6. As used herein, the

term "application for general plan amendment" includes all supporting documents, reports, studies, correspondence and findings, including, but not limited to environmental impact reports and draft environmental impact reports. The moratorium shall remain in effect until such time as 90 days shall have expired following the adoption by Kern County of a county hazardous waste management plan and final approval thereof by the State of California as provided in Sections 25135 through 25135.7 Of the Health and Safety Code of the State of California.

FIGURE 7 - 1

KERN COUNTY and INCORPORATED CITIES HAZARDOUS WASTE MANAGEMENT PLAN

LEGEND:

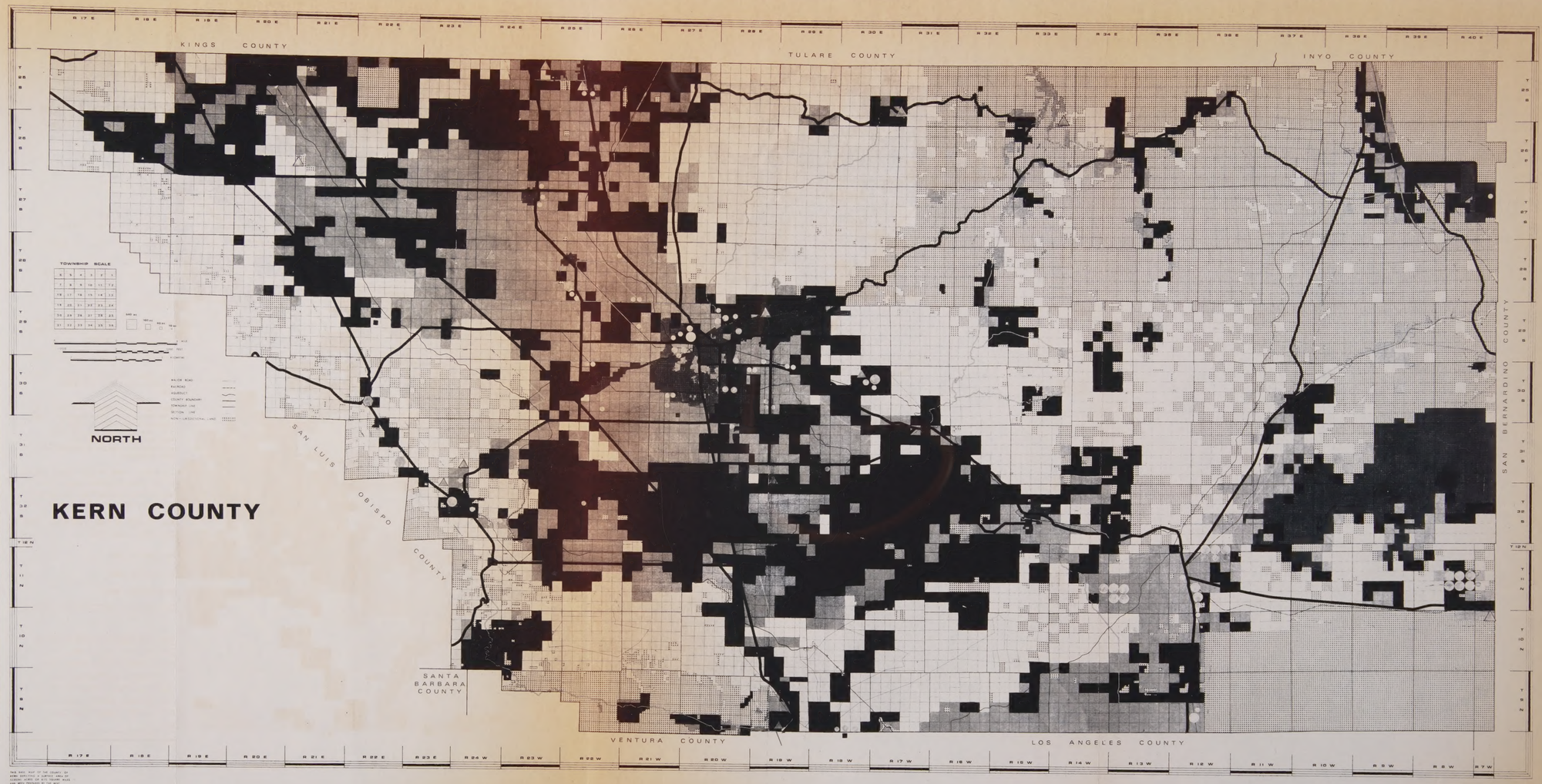
- State-maintained Roads Available For Selection As Commercial Hazardous Waste Shipping Routes
- Kern County Sanitary Landfills Able To Accept Small Storage and Transfer Stations
- Major Contaminated Sites Requiring Clean-Up and Decommissioning
- Existing (Active) Commercial Facility Sites
- Potential Physically Constrained Areas Including Seismic Hazard, Landslide, Perched Groundwater, Steep Slope, and/or Flood Hazard
- Sensitive Land Use and/or Important Resource Lands.
- Areas Which May Have Both Physical Constraints and Sensitive Land Use and/or Important Resource Lands
- Designated General Areas Where The Plan's Siting Criteria Might Be Applicable. Site Specific Study and Risk Assessment Must Occur Prior To Consideration Of Any Potential Project Site. No General Plan Amendment Required. Specific Siting Policies Must Be Referred To In Determining Site Suitability.
- Incorporated City Areas - Refer to Each City's Adopted General Plan and/or Zoning Ordinance Areas Where The Plan's Small Facility Siting Criteria Might Be Applicable.

HEAVY INDUSTRIAL ZONES WHERE POTENTIAL MAY EXIST TO CONSIDER SMALL FACILITIES

- 5 — 160 Acre Industrial Areas
- 161 — 320 Acre Industrial Areas
- 321 + Acre Industrial Areas

NOTE:

This Map Reflects General Application Of Available Siting Criteria Data Bases Compiled From Various Sources Including The Kern County Land Use, Open Space, and Conservation Element. The Safety and Seismic Safety Element, Kern County and Incorporated Cities' Zoning Ordinances, and Kern County Water Agency. Site Specific Study and Risk Assessments May Supplant The Data Presented On This Map.



SECTION 8.0
TRANSPORTATION – COMMERCIAL SHIPPING ROUTES

Because a significant short-term danger to public health and environment associated with hazardous waste management occurs during transportation of wastes, particular Commercial Hazardous Waste Shipping Routes are designated with the intent of minimizing distance wastes are transported and proximity to vulnerable locations.

In order to minimize use of County-maintained roads and city-maintained streets, this plan designates state- and federally-maintained roads as candidate Commercial Hazardous Waste Shipping Routes through Kern County. This policy is subject to exceptions as outlined in Section 3 of this Plan. Commercial shipping of hazardous waste within and through Kern County and any incorporated city shall be restricted, in full cooperation with California Highway Patrol, to specified, CalTrans-posted routes as designated on this Kern County and Incorporated Cities Hazardous Waste Management Plan and the affected jurisdiction's General Plan Circulation Element and following Vehicle Code Sections 31303 et seq.

Hazardous wastes that are life threatening in case of spill or other accident shall be afforded stricter controls than wastes of lesser toxicity. Emergency response personnel cognizance of the type and timing of transport of extremely hazardous wastes through the County and cities would be valuable in preventing and responding to spills or other accidents.

An important concern relevant to trucking of hazardous wastes on highways is the vulnerability of schools, school buses, and school children. Since many school buses routinely use hazardous waste shipping routes, children may be directly at risk from spills or accidents, or may be greatly inconvenienced by delays associated with such events.

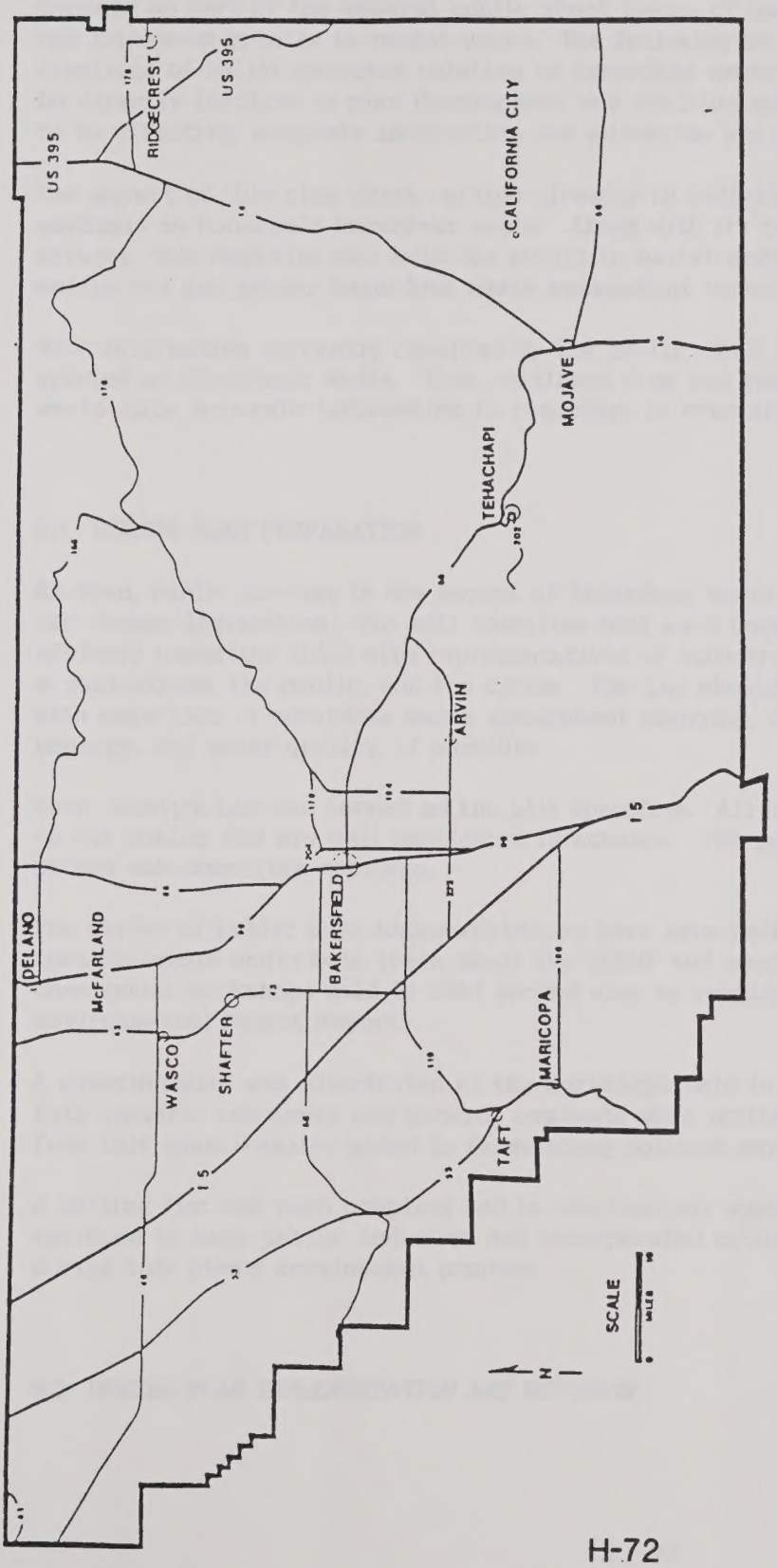


Figure 8-1. State- and Federally-Maintained Highways within Kern County. Particular roads from this map will be designated as Commercial Hazardous Waste Shipping Routes for any new facility.



SECTION 9.0
PUBLIC EDUCATION AND PARTICIPATION

Concern on part of the general public about issues of hazardous waste management has increased greatly in recent years. The inclusion in recent and upcoming elections of ballot measures relating to hazardous wastes exhibits public desire to be directly involved in plan development and decision making. For this involvement to be effective, adequate information and education are necessary.

One aspect of this plan which relates directly to individual members of the public is emphasis on household hazardous waste. Along with its beneficial environmental effects, this emphasis will help the public to better understand what hazardous wastes are and proper hazardous waste management techniques.

Most information currently received by the public about hazardous waste comes from printed or electronic media. Thus continued flow and ready accessibility of up-to-date, accurate information to reporters is crucial in reaching the public.

9.1 DURING PLAN PREPARATION

An open, public process is one aspect of hazardous waste management planning under the Tanner legislation. The bill specifies that each county must form a local advisory committee (LAC) with representatives of industry, environmental organizations, the public, and the cities. The LAC should also have other members with expertise in hazardous waste management planning, including engineering, geology, and water quality, if possible.

Kern County's LAC was formed as the bill specifies. All committee meetings are open to the public, and are well publicized in advance. The public is also welcome to attend sub-committee meetings.

Two series of public open house workshops have been held throughout Kern County, so that residents could both learn about the CHWMP and contribute their ideas. Public open-house workshops held in 1987 served also as scoping hearings for the Environmental Impact Report.

A questionnaire was distributed at the workshops held in 1987 and through the mail. Both specific responses and general comments were invited. Information gathered from this questionnaire aided in formulating policies expressed in this plan.

A mailing list has been compiled and is continuously updated to be used by County agencies to keep public, industry, and incorporated cities informed on progress during this plan's development process.

9.2 DURING PLAN IMPLEMENTATION AND REVISION

The intent of the Tanner legislation is to make the CHWMP an ongoing process, with continuing active public participation. Revision or review should occur every three years. Implementation will require continuing involvement of all sectors of the community to succeed.

SECTION 10.0
REGULATIONS, ENFORCEMENT, SURVEILLANCE

10.1 DEPARTMENTAL RESPONSIBILITIES

Regulation of hazardous waste management in Kern County is divided among several departments:

Department of Planning and Development Services is the primary agency for land use and siting matters, as well as for preparation of this plan.

Department of Environmental Health Services has a Hazardous Materials Management Program. At present, employees deal solely with hazardous materials and waste. All state laws dealing with hazardous waste and materials are enforced by this group, except for HSC Chapter 6.95 (hazardous material storage) program. Kern County's Underground Tank Ordinance and infectious materials programs are enforced by the Kern County Department of Environmental Health Services. The Department's inspectors conduct the necessary surveillance, and carry out inspections. Emergency response functions are carried out jointly by the Fire Department and Kern County Department of Environmental Health Services.

Kern County Fire Department Hazardous Materials Response Team responds to hazardous materials emergencies. The Department, as with the various incorporated city fire departments enforce the Fire Code. Each department's inspections include verifying that hazardous materials are stored safely. In addition, local administering agencies, as defined by Health and Safety Code, Chapter 6.95 (AB 2185) are responsible for hazardous materials inventories and emergency planning required by HSC Chapter 6.95. Within Kern County, four local administering agencies currently exist - City of Bakersfield Fire Department, California City Fire Department, City of Taft Fire Department, and the Kern County Fire Department for all remaining areas in Kern County. These agencies maintain a database of hazardous materials stored in businesses and industries throughout their jurisdiction. The information is being entered into a computer database for ready access. The Kern County Fire Department most likely will also handle federal SARA Title III responsibilities[1].

Kern County Agricultural Commissioner is charged with enforcing pesticide regulations. Refer to Section 4.6.3 for details of the Agriculture Department's duties and programs related to hazardous waste generators.

San Joaquin Unified Air Pollution Control District and *Kern County Air Pollution Control District* are two agencies which enforce federal and state air quality standards for stationary sources, that is, for all types of facilities. Both districts do not have authority over air pollution from vehicles. In the Southeast Desert Air Basin portion of Kern County, the Kern County Board of Supervisors is the District's board of directors, and the County and cities of California City, Ridgecrest, and Tehachapi are included within the District. Most APCD programs are funded by user fees. The APCD issues permits for those facilities which have the potential to cause air pollution. New facilities must obtain an Authority to Construct. This includes requirements to describe in detail amounts of pollutants expected, and measures to control them so that standards will be met. Each District may require an Air Quality

Impact Assessment, similar to a risk assessment. Facilities must also have permits to operate, which are renewed annually. These permits are changed only if there is a change in emission rates or types, that is, if the facility changes its operations. Permits can be revoked for non-compliance.

A recently adopted Kern APCD rule (Rule 428) regulates all commercial off-site multi-user hazardous waste and nonhazardous waste disposal facilities. Most types of hazardous waste treatment or recycling facilities would be subject to regulation by the APCD.

Many hazardous waste generators also come under APCD rules. APCD rules are designed to prevent hazardous waste from being disposed into the air. Contaminants which are removed from the air must often be disposed of as hazardous waste. As new and revised APCD permits are issued, there may be new hazardous waste streams produced.

10.2 STORAGE REGULATIONS

Kern County and the incorporated cities are committed to the goal of safe handling of hazardous wastes and of using zoning and the land use decision-making process to minimize the possibility of public health, safety, or welfare emergencies involving hazardous materials.

Hazardous wastes are subject to state law and regulations (CCR, Title 22, Section 66508) for safe storage. The wastes must be properly contained and labeled, with incompatible wastes separated. The storage area must be secure, must be designed and operated to contain any leaks or spills, and must have visible warning signs such as "Caution" or "No Smoking" when applicable.

SQGs are allowed to accumulate up to 100 kilograms of waste or 1 kilogram of extremely hazardous waste without time limits. However, once this limit is reached (or if it is reached in any month) the wastes may only be accumulated for up to 90 days unless the facility obtains a special DHS permit.

Hazardous waste storage is also regulated along with other hazardous materials by Hazardous Materials Release Response Plans and Inventory Law, HSC Chapter 6.95 (as amended by AB 2187) and by AB 3777, which regulates storage of extremely hazardous materials. This legislation is embodied in Chapter 6.95 of the Health and Safety Code. All businesses which handle any regulated materials must:

- Immediately report any release or threatened release of hazardous materials to the local administering agency and the State Office of Emergency Services.

- Submit a Business Plan to the local administering agency, which includes an inventory of hazardous materials; facility layouts, emergency procedures in case of a release or threatened release of hazardous materials, and other emergency information; and implementation of training for employees in safety procedures.

- If there are acutely hazardous materials, the business must file a registration form. The local administering agency may require a Risk Management and Prevention Plan for existing operations; new operations must prepare such a plan. If the plan identifies measures which should be taken to improve safety, these measures must be implemented within a year.

There is an exemption for businesses that store small quantities of hazardous materials, and government agencies are not included in the law. Agriculture is subject to most but not all provisions. Most information obtained by the local administering agency on hazardous materials inventories must be made available to the public on request.

Recent amendments to the federal Superfund (SARA Title III) contain similar provisions, including very strong public disclosure requirements. This program is in its infancy, and efforts are being made by California to conform the two programs so that they can be administered together. Both programs address disclosure and emergency planning, although neither actually regulates how materials may be stored.

The Uniform Fire Code, enforced by Kern County Fire Department and various incorporated cities' fire departments, includes provisions for safe storage of hazardous materials, including hazardous wastes. The Uniform Fire Code will be updated in 1988, and is expected to have even stronger hazardous materials storage standards.

Home Occupations. Some occupations such as pool service or gardening which are often based in the owner's residence involve storage of hazardous materials. Typically, amounts may be too small to be covered under existing storage regulations, but represent a real danger of fire or accident.

Other Land Use Issues. Issues related to storage of hazardous and extremely hazardous wastes and materials include extending the "buffer zone" concept to hazardous or extremely hazardous materials storage, requiring setbacks from residences or sensitive populations, and prohibiting new residential development in areas near which large amounts of such materials are stored.

SECTION 11.0
PROGRAMS TO ADDRESS SPECIAL NEEDS

11.1 CONTAMINATED SITES

Sites contaminated with hazardous wastes range from gas stations with leaky tanks to closed hazardous waste disposal facilities which have yet to be properly decommissioned. Some contamination must be removed, such as drums indiscriminately dumped in a field. In the past, all contaminated soil was also removed. Soil was shipped to a landfill for burial. In some cases, this is still the best procedure. However, in many instances it is possible to detoxify or destroy wastes at the site, without transporting soil.

Contaminated sites are generally cleaned up under state and federal regulations, with enforcement and surveillance by Kern County Department of Environmental Health Services.

Onsite treatment should be required whenever feasible. This is in line with Kern County's policy of minimizing both the amount of hazardous waste and the transportation of the hazardous waste.

11.2 SMALL QUANTITY GENERATORS (SQGs)

A goal of this plan is to require safe and efficient collection, treatment and disposal of hazardous wastes from SQGs. SQGs face special problems in managing their hazardous wastes. Many do not have personnel trained in technical aspects of hazardous waste management, necessary record keeping, or the many regulations which apply to hazardous wastes. SQGs may be unaware of methods to reduce, recycle, or treat their wastes, or may not have capital funds to install needed equipment to accomplish these goals. Often SQGs discover the cost to dispose of a few gallons of hazardous waste is prohibitive.

To provide safe alternatives, physical facilities, services, and programs are needed. These are discussed below.

Physical Facilities. Transfer stations serve as a collection point for hazardous wastes. The wastes are temporarily stored, and then sent on to recycling, treatment, or disposal facilities. Transfer stations are described more fully in the Kern CHWMP Appendix. Their advantage to SQGs is in consolidating small amounts of hazardous wastes from many generators into more economical, larger loads. In addition, they can provide technical assistance in analyzing the hazardous wastes and in directing them to the best final destination.

The County should build collection and transfer stations at the Kern County sanitary landfill system sites which have concentrations of SQGs nearby. Alternatively, private industry could construct such facilities. These transfer stations should be sized and designed to handle the types and quantities of hazardous wastes expected from SQGs and from households. Any transfer station which is built to serve large generators should be encouraged to provide for wastes from SQGs as well.

Services. Most SQGs have quantities of hazardous wastes too large to legally transport themselves, but much smaller than a truckload. Industry should be encouraged to establish "milk runs" in which a licensed hazardous waste hauler would pick up small loads from several SQGs and transport the combined load, often to a transfer station. A few such services presently exist. For instance, a company named "Refineries Service" collects waste oil and transmission fluid from gasoline stations and shops. These are hauled to Stanislaus County where they are recycled to make crude fuel oil.

Consideration should be given to allowing very small generators to bring their wastes to household hazardous waste collection days. State law limits the amount transported in a private vehicle (not specially licensed) to 5 gallons or 50 pounds. Anyone who generates this little hazardous waste (or even enough for two or three carloads) has great difficulty disposing of it economically and safely. The County, cities, or special districts could provide this service free or charge a reasonable fee.

Programs. Critical needs of SQGs are education and information about all aspects of hazardous waste management. Kern County should provide workshops as well as written material in such critical areas as:

- Safe storage, handling and shipping of hazardous wastes;
- Local, state, and federal regulations;
- How to fill out a manifest (identified as an urgent need by haulers and disposal facilities);
- Source reduction measures which SQGs can use;
- Information on local and state hazardous waste programs, on what services and facilities are available, and on where to get more specific information;

Manual of Regulations. The County should consider providing a manual on hazardous waste regulations, programs, and services. This manual would be useful for all generators, but would be particularly useful for SQGs.

Hazardous Waste Management Inspections. Inspections can be used to give information and technical assistance in waste management and reduction. Inspectors would not need to be experts, but would need to identify areas for improvement and either suggest ways to improve operations and comply with the law, or tell generators where to seek further help and information.

11.3 HOUSEHOLD HAZARDOUS WASTES (HHW)

Nearly every household generates some hazardous wastes. California law categorizes HHW as non-hazardous at the present time. Collection, proper handling and disposal of HHW is currently not being accomplished for approximately 175,000 households in Kern County.

Facilities. Transfer and storage facilities as described above for SQG wastes should also be available for household hazardous wastes. These facilities should be sited at sanitary landfills.

Services. Periodic collection days provide a method for collecting household hazardous wastes before permanent facilities are in place. They can also be an excellent way to make the public more aware of hazardous wastes in their own homes. Collection days facilitate proper disposal of accumulations of HHW which residents have stored. Collection days could be for all types of wastes, or specifically for certain types (pesticides, for instance). They could be open only to households, or could include SQGs or agriculture as well.

Programs. Households, like small quantity generators, can benefit from a combination of educational and technical programs to assist them in proper management of hazardous wastes. Kern County and the incorporated cities should vigorously pursue educational programs which include development and distribution of flyers and brochures for use by homeowners on various health effects and proper disposal options for household wastes.

11.4 CONTAINER MANAGEMENT

A program similar to the drum triple rinse system established for agriculture should be established for the remainder of Kern County's industrial component.

SECTION 12.0
EMERGENCY RESPONSE

Kern County submitted an Area Plan for Hazardous Material Incident Responses to State Office of Emergency Services (OES) in December 1987. This plan was mandated under Chapter 6.95 of Health and Safety Code (Assembly Bill 2185). There are currently four local administering agencies for Chapter 6.95 mandates in Kern County - City of Bakersfield Fire Department, California City Fire Department, City of Taft Fire Department, and Kern County Fire Department for the remainder of Kern County. Each agency is responsible for submission and updating of an Area Plan. Each plan spells out the response to hazardous materials and wastes emergencies of all varieties within the respective jurisdiction.

SECTION 13.0
IMPLEMENTATION PROGRAM

This plan provides the framework for an active role on part of Kern County, incorporated cities, State and Federal departments and agencies, private businesses, and households in managing hazardous waste. One designated agency of County government should function as a centralized directorate for implementation of various aspects of hazardous waste management. The designated agency should coordinate efforts with agencies such as CalTrans, fire departments, and city administrations who will continue to administer some aspects of hazardous waste management.

Funding for new programs could be derived from fees levied on commercial hazardous waste operations.

13.1 GENERAL HAZARDOUS WASTE MANAGEMENT IMPLEMENTATION MEASURES

Public participation and education are vital to the planning process. To assure that public participation continues, Kern County shall implement the following programs.

CHWMP Revisions. The plan shall be reviewed and revised as necessary, at least every three years, beginning in 1991. For each revision, the Local Advisory Committee and any sub-committees which the local advisory committee may appoint shall meet and confer on a regular basis for continuity and public input into the revision process. Any intra-county agreements and memorandum(s) of understanding for management of hazardous waste streams should be reviewed by the Local Advisory Committee.

Waste Management Decisions. When the County or the cities make decisions on hazardous waste management issues, including programs, funding, and land use issues, and Inter-county Memorandum of Understanding and Inter-jurisdictional Agreement procedures, adequate information shall be disseminated to the Local Advisory Committee, public and industry and their participation shall be invited. Education about hazardous wastes and their safe management shall be provided to various segments of the community. In addition to the education aspects of various other components of the CHWMP, the following programs will be established or strengthened:

Schools. Public and private schools are encouraged to include units in their curricula on hazardous wastes management. The designated County agency should assist schools in obtaining up-to-date programs from various sources.

General public. Kern County should provide the public with general information on hazardous wastes safety. This may include written materials, presentations, and videotapes.

Media. Since many members of the public learn about hazardous waste issues via printed and electronic media, an on-going spirit of cooperation between the designated County agency and representatives of the media is essential. Periodic press releases will be an important facet of the program's effectiveness.

Designated County Agency. A designated County agency should oversee and coordinate all hazardous waste management within the County. Certain other agencies, such as CalTrans, California Highway Patrol, and incorporated cities must necessarily remain autonomous. The designated County agency would maintain regular contact with these other entities.

Cooperation and Coordination. Close cooperation and coordination among all hazardous waste programs, and among entities with related responsibilities, are essential to the implementation of this plan.

Program Funding. This implementation section suggests programs to be initiated which will require staff, training, materials, and equipment. While these measures should be coordinated by the designated County agency, the measures cannot be reasonably funded within the current County budget.

Therefore, funding for particular programs should be derived from their beneficiaries. Collection of revenues from commercial disposal facilities can be used for all related programs. A ballot measure may be necessary in order to exceed the "Gann" spending limit.

Because the State allows deductions from certain fees for duplicate local fees, the County may be able to increase some of its charges without added cost to the regulated community. In addition, programs funded by user fees may be exempt from the Gann limit.

Monitoring and Evaluation. The designated County agency will be responsible for evaluating all programs related to hazardous waste management.

Annual Report. An annual report will be submitted to the Board of Supervisors, with copies to all incorporated cities. The report will report specific progress in all areas listed in this Section and report on other pertinent topics as it deems necessary.

If appropriate, the Local Advisory Committee may meet from time to time to help draft and review the annual report.

13.2 WASTE STREAM CONCEPTS IMPLEMENTATION MEASURES

It is important that current information about all pertinent programs be kept by the designated agency to avoid duplication of efforts while ensuring that all programs are being effectively implemented.

In order to secure complete and accurate information on all hazardous wastes generated, handled, stored, treated, transported, and disposed of within Kern County, the following programs will be implemented:

Unified Database. The designated County agency will maintain information on generation and storage of hazardous wastes within the County and incorporated cities. Information gathered through programs that regulate hazardous waste generators shall be included.

Since much information about various aspects of hazardous waste management will be maintained on computers, it is essential that compatibility between systems utilized by various agencies involved with hazardous materials management is integrated as a basic design criterion.

DHS Manifest System Counterpart. An important part of the unified database effort will involve maintenance archives of DHS shipping manifest data. This will be compared on a regular basis with data from other sources, such as RWQCB reports on disposal sites.

Extremely Hazardous Wastes List. Information gathered through various programs should be coordinated and consolidated. Data should be on a unified computer database, Possibly linked with DHS data base computers in Sacramento, so that the same information will be readily accessible for planning, inspection, emergency response, and other programs. The County should expedite gathering of information and development of data management and computer linkage with DHS in Sacramento as necessary for emergency response.

Source Reduction Information. An important element of this program is an accurate and usable data and information system. The system should be maintained by the designated County agency.

13.3 SOURCE REDUCTION IMPLEMENTATION MEASURES

The designated County agency, in coordination with incorporated cities, will implement active programs which monitor and assist hazardous waste reduction programs on part of hazardous waste generators. All hazardous waste generators will be requested to voluntarily reduce the amount of waste produced. Any large generators (generating 1000 kilograms or more hazardous waste per month) shall be involved in a formal Source Reduction Review and Planning program. At time of preparation of the draft plan, eighty-six large generators existed in Kern County, based on DHS manifest data.

The County should attempt to establish a Memorandum of Understanding with State Department of Health Services. This could provide the County with authority to enforce state laws and collection of fees currently generated by those laws. If this is unsuccessful, funding for this program could be provided by fees levied on large hazardous waste generators. Fees could be based on amount of hazardous waste produced in the most recent available full manifest data year. The funds would be administered by the designated County agency. *The ability to implement this source reduction program is contingent upon the availability of sufficient funding.*

This program is intended to address requirements of SB 714 - Roberti [SB 714, at the time of this writing, is not state law.]

o *Source Reduction Implementation Program.*

A committee composed of various businesses, industry, public, special interests and governmental interests shall be established to develop and oversee a source reduction review and planning program. The committee will investigate funding, legal constraints and other factors affecting such a program.

Under Kern County Local Advisory Committee (LAC) Bylaws, sub-committees may be appointed by the LAC for any length of time, on any matter pertinent to the committee's work. The LAC has made the recommendation that the Source Reduction Implementation Committee be composed of the following:

A five member sub-committee appointed by the LAC, made up of the existing four members of the current (August, 1988) Source Reduction and Household Hazardous Waste Sub-committee and the addition of one member of the Kern County Board of Supervisors.

The Source Reduction Plan Committee shall work closely with staff to prepare a comprehensive source reduction plan, necessary implementing ordinances study and address funding needs and data base needs. The following requirements shall be used as a framework to prepare the comprehensive plan:

- *Hazardous Waste Source Reduction Reviews and Plans*

Each large generator shall submit a "hazardous waste source reduction review" and a "hazardous waste source reduction plan."

The generator's review shall consist of the following major components:

- Identification of each routinely generated hazardous waste stream resulting from an ongoing production process or operation.

- Evaluation of hazardous waste reduction approaches available to the generator which, if adopted, would result in a reduction in amount of hazardous waste generated or toxicity of hazardous waste generated.

- Assessment of applicability of each of six hazardous waste reduction approaches specified below, for each identified production process or operation in which a hazardous waste is generated.

The generator's hazardous waste source reduction plan shall set forth measures to be taken to reduce generation of hazardous waste within each major process or operation, with timetables for making reasonable and measurable progress. The plan must address feasibility of at least the following six approaches for each identified process or operation:

1. *Input Change* - a change in raw materials or feedstocks (sic) used in a production process or operation so as to reduce, avoid, or eliminate generation of hazardous waste. [SB 714, 6/8/88]

2. *Product Reformulation* - changes in design, composition, or specifications of end products, including product substitution, so as to reduce, avoid, or eliminate generation of hazardous waste. [SB 714, 6/8/88]

3. *Production Process Change* - a change in a process, method, or technique which is used to produce a product or a desired result, including return of materials or their components, for reuses within existing processes or operations, so as to reduce, avoid, or eliminate generation of hazardous waste. [SB 714, 6/8/88]

4. *Operational Improvement* - improved site management so as to reduce, avoid, or eliminate generation of hazardous waste. [SB 714, 6/8/88]

5. *In-process Recycling* - ["recycle" not defined by SB 714, see HSC Section 25121]

6. *Onsite and Off-site Recycling* ["recycling" not defined by SB 714, see HSC Section 25121] - Hazardous waste source reduction measures addressed by the plan are required to be integrated into manufacturing process so as not to address only hazardous waste after it has been generated.

o *Source Reduction Timetable.* The program, if implemented properly, will adhere to the following recommended timetable. This timetable is initiated after the adoption of this plan, and no later than January 1, 1990.

Month 1 - Designated County agency staff and Source Reduction Committee in place; staff training and administrative requirements developed and/or amplified.

Month 6 - Establish a technical assistance program to assist generators in identifying and applying methods of hazardous waste reduction. A special effort will be made to notify small businesses about this technical assistance program. The program shall include at least the following, which shall be coordinated with other hazardous waste and materials information and assistance programs in the County:

o Onsite waste reduction consultations and waste minimization audits.

o Seminars, workshops, and other activities to educate generators about waste reduction methods, opportunities, and available technical or economic assistance.

o Dissemination of information about waste reduction methods that may be applicable to particular types of waste generators within the County, services available from government or private sector to aid in hazardous waste reduction, and regulatory requirements.

o Identify, categorize, and rank priorities for best achieving hazardous waste reduction goals of this plan.

Month 9 - Request that identified large generators provide the designated County agency the hazardous waste source reduction review and hazardous waste source reduction plan.

When the review and plan are submitted to the County, the generator would certify that measures identified in the plan have been implemented, or could be implemented according to the schedule given in the plan.

Month 12 - Draft Plans received. Staff evaluation of reviews and plans submitted by generators begins. The director of the designated County agency shall certify the plan and the review only if they meet the requirements of this sub-section.

Month 15 - Each designated generator of hazardous waste submits a final plan.

- *Hazardous Waste Management Performance Report*. Every four years thereafter, each large generator shall prepare a Hazardous Waste Management Performance Report documenting hazardous waste management approaches implemented by the generator. This report shall include:

For each hazardous waste stream identified in the hazardous waste reduction plan, provide the following information:

- An estimate of quantity of hazardous waste generated and amount managed both on and off-site during the current reporting year and baseline year. (Baseline year means the year in which the final plan is submitted directed by "Month 15" of the Timetable).

- A description of effects of each hazardous waste management approach implemented since baseline year. An evaluation of onsite and off-site management methods affecting the hazardous waste stream during the current year.

- A description of factors, since baseline year, that influenced hazardous waste generation. A description of factors since the baseline year that affected onsite and off-site hazardous waste management methods and amounts.

13.4 HOUSEHOLD AND SQG HAZARDOUS WASTE MANAGEMENT IMPLEMENTATION MEASURES

Establish technical assistance, education, and on-site consultation programs for small quantity generators (SQGs), especially small businesses. Such programs include those described in the sections on waste reduction, storage, and emergency response.

In cooperation with the Agricultural Commissioner's office, continue and expand current pesticide management programs for the agricultural sector.

Encourage private industry to establish transfer stations and collection services for small generators.

Investigate feasibility of siting transfer stations at County sanitary landfills. These transfer stations would serve as collection points for manifested or non-manifested hazardous wastes from SQGs and households.

Evaluate feasibility of collection days for household and SQG hazardous wastes, including pesticides and other agricultural hazardous wastes.

Pursue educational programs on household hazardous wastes. These programs should address alternatives to use of hazardous materials, hazards involved with improper use, storage and disposal of these materials, and options for proper disposal. The goal of waste reduction should be stressed in these educational programs.

Evaluate incentives to commercial automotive service stations to accept waste oil from households.

Funding for household hazardous waste services should be investigated. One possible source is an increase in solid waste disposal fees.

Container Management Program. As previously noted for other Kern County industrial components as is currently being accomplished in agriculture.

13.5 FACILITY SITING CONCEPTS IMPLEMENTATION MEASURES

Facility siting criteria are to be implemented by an active demonstration on part of an applicant that criteria are met by the proposed site. The burden of proof is on the applicant for a new facility or expansion of an existing facility. In addition to submission of information required for a County Conditional Use Permit or appropriate city permit, the application will be subjected to a complete review and evaluation procedure as required by the Tanner legislation. Applicant's will have access to this plan's data base (see section 14) when preparing applications for submittal.

Where Figure 7-1 in Section 7 indicates land available for consideration as specified hazardous waste facilities sites, amend the Kern County General Plan Land Use, Open Space and Conservation Element, Bakersfield 2010 General Plan, and other affected adopted plans and diagrams as necessary to signify:

> "Suitable general areas where a general plan amendment is not required for the location of a specified hazardous waste management facility. A proposed facility must comply with all CHWMP siting criteria and be evaluated for suitability on basis of "risk assessment," environmental review and public hearing process.
>
> "Within County jurisdiction, use overlay map code 3.5, "*Non-constrained land subject to hazardous waste facility siting consideration in accordance with CHWMP siting criteria.*" Within map code 3.5, or equivalent areas, the lead agency shall process hazardous waste facility applications using a conditional use permit (cup) and Health and Safety Code Sections 25199 through 25199.14, or equivalent procedures."

Requirements of the Applicant

- The applicant must identify the waste stream. Using DHS shipping manifests, or equivalent data, waste streams to be served by a proposed hazardous waste facility shall be quantitatively identified as to type of waste and the geographic location where the waste is generated. If the facility is proposed to be a residual repository or incorporate destruction by incineration, for each waste type, it must be shown that the waste to be handled is the residual of pertinent treatment, recycling, or neutralization programs that are economically and technologically feasible. Permitted capacity for a hazardous waste facility shall be in accordance with identified waste stream capacity.

- The applicant must identify the proposed facility location. Much of the land in Kern County is not suitable for hazardous waste disposal facilities due to physical constraints and/or planned and existing cultural uses. .

Additional pertinent criteria for siting any hazardous waste facility include soil permeability, buffer zone , commercial shipping and other transportation routes, and consideration of biota, paleontology, and archaeology. The burden of proof of suitability of any particular proposed new or expansion of existing hazardous waste site is on the applicant.

- The applicant must identify commercial shipping transportation routes. Specific state and federally maintained highways can be designated for commercial shipment of hazardous waste. Potential routes are shown in Section 7. Permit applications shall identify which particular routes will be used by the facility, anticipated volume to be transported over these routes, and a complete, scientifically valid demonstration that the facility will not result in exceeding applicable air quality standards. Site locations and waste streams shall be such that no odors or dust resulting from the proposed project would have significant impacts on any off-site receptors.

13.6 TRANSPORTATION CONCEPTS IMPLEMENTATION MEASURES

Although implementation measures described here are oriented toward trucking on roads, potential exists for transportation by other means, including rail, air, and pipeline. The designated County agency will maintain pertinent information in the event that such other means are used to transport hazardous waste.

Shipping Routes. The County shall establish State and Federally maintained roads as candidate Commercial Hazardous Waste Shipping Routes in and through the County (except that necessary to collect locally-generated hazardous wastes). The County may further restrict hazardous waste shipping on routes which pose a threat to surface water bodies or aqueducts, or on roads which are generally unsafe as determined by specified hazardous waste facility applicants' transportation risk assessments and by guidelines afforded by DHS and V.C. Section 31304, and CCR Title 26 Division 6 provisions. all restrictions shall be imposed in accordance with California Highway Patrol requirements and procedures.

Adopted routes shall be established with full cooperation of California Highway Patrol, posted, and specified in the affected jurisdiction's General Plan Circulation Element and in accordance with Vehicle Code Sections 31303 et seq.

Transportation of Extremely Hazardous Waste. The designated county agency shall develop a list of extremely hazardous wastes commonly transported in the County and cities. The agency shall also develop a process of notification of the affected county and city agencies regarding the timing and route of extremely hazardous wastes shipments. Actual and necessary costs of implementing these policies shall be born by the transporters.

The County should consider feasibility of restricting shipping times of extremely hazardous wastes to off-peak traffic periods.

The County should request that California Highway Patrol designate specially trained officers to patrol roads within Kern County, to inspect hazardous waste trucks for safety and roadability as well as for proper placarding, shipping papers, and manifests. Actual and necessary costs of implementing these policies shall be born by the transporters.

State of California should also study need for additional permanent or mobile CHP truck safety inspection stations along major shipping routes.

The County should include transportation safety in its technical assistance program for hazardous waste generators and commercial hazardous waste transporters. The program should involve enforcement, placarding and labeling regulations on vehicles in the County. It should pursue methods of more clearly marking vehicles carrying extremely hazardous waste, including painting trucks a distinctive color, large signs or labels such as are now required for poison gases, or other labeling which will give clear warnings to the public of the nature of materials carried. State or federal legislation may be required to achieve this objective. Actual and necessary costs of implementing these policies shall be born by commercial hazardous waste transporters. State or federal legislation may be necessary to establish necessary fees.

13.7 ADDITIONAL TOPICS IMPLEMENTATION MEASURES

Storage. To ensure that hazardous wastes are handled safely, it is necessary to develop storage regulations and enforcement procedures. The mechanism for much of this is already in place, but needs strengthening in some areas.

Inspections. Regular inspections should be carried out under the program to regulate hazardous waste generators. Time limits set by state and federal law for storage of hazardous wastes should be enforced. In some cases longer storage times may be appropriate; if so, the County should advise generators how to obtain waivers from the time limits.

Contaminated Sites. The County is actively participating in efforts to assess and clean up sites which have been contaminated by uncontrolled hazardous wastes.

Legislation. Support legislation to improve access to state and federal Superfunds for cleanup of orphan sites.

Clean-ups. Develop a coordinated effort for oversight and regulation of site assessment and cleanup. Establish a program to monitor transfer of ownership or change in occupancy of industrial or commercial properties, to ensure that contaminated sites are mitigated before different land uses are allowed or new structures built.

Contaminated Sites. Encourage on-site biological remediation or other on-site treatment of contaminated sites, to minimize the amount of contaminated soils disposed in landfills or transported to off-site incinerators.

Farmland Contamination. Investigate feasibility of remediation of farmland contaminated with agricultural chemicals used in the past.

Emergency Response. Kern County and the incorporated cities have a coordinated program for response to hazardous waste incidents. Emergency response exercises should be held on a regular basis.

Applicants for new facilities generating, treating, or disposing hazardous waste shall be required to submit emergency response plans which meet requirements of state and federal laws, including Risk Management and Prevention Plans or Community Hazard Assessments if extremely hazardous wastes will be managed at the facility.

Regulations, Enforcement, and Surveillance. A designated County agency shall recommend and adopt any regulations needed to implement various facets of this plan. Enforcement and surveillance shall be pursued vigorously. Emphasis should be on education, technical assistance, and voluntary cooperation first and enforcement actions in cases where this approach fails. Enforcement and surveillance will either be carried out by the designated County agency directly or coordinated by that agency when it is necessary for another department to actually carry out this function.

Monitoring. Require monitoring at all hazardous waste storage, treatment, recycling, or disposal facilities where there is a possibility that hazardous wastes will be released to any medium (air, water, or land). Other facilities handling or generating hazardous wastes shall also be monitored as required by law or as deemed necessary by the County.

SECTION 14.0
DATA MANAGEMENT PROGRAM

One of the pressing needs in the County's hazardous waste programs is handling the data on hazardous waste generation, storage, treatment and disposal within the County. This Section will summarize the present system of data management, and make recommendations on its extension for new types of data being gathered. The designated County agency will assure that data are maintained in a form available to the public, industry, and other governmental agencies.

Data relevant to hazardous waste management range from DHS shipping manifest reports through RWQCB disposal data, files of various agencies and incorporated cities, and information collected as part of the Waste Reduction Program, to the minutes of meetings from the plan development process. Many of these data sources and information systems needs are described in some detail in Sections 10 and 13.

o STATE DATA

Information from State Department of Health Services' manifest database (Hazardous Waste Information System, or HWIS) includes a detailed list of each shipment of hazardous waste from generators in the County, and of each shipment to transfer, treatment, or disposal facilities within the County. This list is compiled in a computer at DHS, and can be supplied to the County on diskette for use in the County's computers as well. From the list, DHS prints out various summaries, such as total amounts of wastes of various types generated and disposed in Kern County. These data were the basis of most of the tables in this plan. The County should maintain archives of DHS manifest data for each year. Printouts of much of the data for 1983-86, and printouts along with the raw data in computer format, have begun this archive collection.

Regional Water Quality Control Boards receive reports from facilities with waste discharge or NPDES permits, which control discharge of wastewater or protect quality of underlying groundwater. These data, along with other RWQCB data on contaminated sites, have also been used in this plan.

State Board of Equalization receives data for tax purposes from hazardous waste generators with mailing addresses in Kern County. This does not necessarily mean that hazardous waste is actually generated within the County; however, archives will be maintained for comparison with other data.

o LOCAL DATA

Other data collected by Kern County and local agencies include the following:

- Hazardous materials storage (including hazardous wastes) and annual hazardous waste generation, along with emergency response information, is

gathered currently by four local administering agencies under the State HSC Chapter 6.95 and federal SARA Title III programs

- Information on underground tank storage of hazardous materials including hazardous wastes is obtained by Kern County Department of Environmental Health Services, under County ordinance (G-3941 [1984] or current update).

- Contaminated site data are compiled from various sources by State Office of Planning and Research, with additional data available from Kern County Department of Environmental Health Services which administers the program locally.

- Data on compliance with hazardous waste generator regulations are gathered by Kern County Department of Environmental Health Services. Presently inspections are performed only in response to complaints. The inspection program needs to be expanded.

- Air quality and emissions data are the responsibility of the Air Pollution Control District.

- Spills or releases are recorded by the Fire Department.

- Kern County Agricultural Commissioner has data on usage of certain pesticides, as explained in Section 4.6.3. Agriculture is also covered under HSC Chapter 6.95 program.

It will be responsibility of the designated County agency to make sure that records of these various types of data are organized and maintained, in cooperation with other agencies involved. It is recommended that actual maintenance of computerized data management system remain with the Kern County Fire Department.

The County Fire Department's Hazardous Materials Control Unit presently maintains a computer database with information from the hazardous materials programs which the Department administers. These programs are described in Section 10. Information in the database includes:

- Inventories of all hazardous materials (including hazardous wastes) stored in more than minimum amounts by regulated businesses, an estimate of annual amount of hazardous waste of each type generated, and an estimate of annual amount of each hazardous material used.

- Other information needed for emergency response at each regulated business, such as response procedures at the facility, location of hazardous materials, special hazards, etc.

- Additional information on extremely hazardous materials may include Risk Management and Prevention Plans (RMPPs) or hazard assessments.

- A history of any violations found during inspections, and of any accidents or spills to which the County responded at a business facility.

- Detailed safety data for many of the hazardous chemicals found in local industry. The chemical database includes information on hazards, symptoms and

medical treatment, evacuation distances, and other facts useful for emergency response and planning.

- Administrative matters, including inspection schedules, timetables for businesses to comply with regulations, records of compliance dates.

- Fee schedules, billing, invoicing, and records of payments.

All of this data are maintained on a microcomputer at the Fire Department, on a sophisticated software system known as Material Safety Data System (MSDS). The software was designed specifically for hazardous materials compliance programs, which include hazardous wastes. Kern County was one of the first jurisdictions to use this software, and is considered a model by other counties.

The unified database recommended in Section 13.2 should be maintained using software presently used by the Fire Department. Much information needed is already entered on this database, and additional data elements can be readily included. The system can easily be used for integrating data from related programs such as those regulating underground storage tanks, hazardous waste generators, and hazardous waste reduction. Extremely hazardous wastes list, also recommended in Section 13.2, could be a part of the chemical database module.

This system will also assist in coordination of various programs. It could consolidate billing for user fees. In addition, inspections for different programs can scheduled and consolidated. Deadlines and time schedules can be flagged for either administrative or compliance purposes.

DHS manifest system data will need to be maintained separately. However, this data are available on computer disk in a form compatible with the system described above. Therefore, information from the County and from DHS can be compared and combined.

Use of microcomputers will enable use of the unified database to meet different needs -- health or land use planning, emergency response, public right-to-know, as well as various regulatory programs. Each department or program can have a copy of the database for its own use, while data entry can be centralized for efficiency.

- **SCHEDULE FOR IMPLEMENTATION.**

Data entry is a time-consuming part of implementing a unified database. In May 1988, complete storage data (hazardous wastes and materials) had been entered in the Fire Department's database for some 440 businesses, out of approximately 3000. Data for all firms is expected to be computerized by mid-1990, at present rate of entry. Methods for speeding up this process should be explored, including additional or temporary data entry personnel, or encouraging firms to submit their data on disk.

SECTION 15.0
ENVIRONMENTAL IMPACTS

California Environmental Quality Act (CEQA) requires all agencies to consider environmental issues in their decision-making process. CEQA applies to all discretionary projects. Projects are defined as the whole of an action, which has potential for resulting in physical change in the environment, directly or ultimately. Since the definition includes adoption, or amendment, of General Plan elements, this plan is subject to CEQA requirements.

The proposed action is an amendment to General Plans of Kern County and incorporated cities, known as the Kern County and Incorporated Cities Hazardous Waste Management Plan (CHWMP). The Board of Supervisors adopted this version of the CHWMP on May 13, 1991; in addition, the City Councils of a majority of the cities with a majority of the population within cities (City of Bakersfield contains the majority of the incorporated population within Kern County) approved the document during public hearings scheduled between April 11, 1991 and May 7, 1991. Each incorporated city must also adopt the CHWMP or a consistent general plan amendment or other implementing measures, as explained in Section 7.

15.1 SUMMARY AND PROJECT DESCRIPTION

This plan consists of goals, policies, and programs to be implemented for the improvement of hazardous waste management within Kern County, as well as siting criteria for various types of hazardous waste facilities that may in the future be proposed in the County or cities.

Programs. A number of programs are proposed for implementation by the County or cities. In general, these programs are intended to mitigate any adverse environmental effects that might be caused by mismanagement of hazardous wastes, either at new or existing hazardous waste management facilities, at the place where the wastes are produced, or during transportation.

Facilities. This CHWMP is a planning document under which future hazardous waste management facilities may be constructed, or existing facilities may be expanded. This plan does not address specific future facilities; when facilities are proposed, they must be considered individual projects which will require environmental review. Thus, this review will be limited to general, overall impacts of various types of facilities. The purpose of constructing new, or expanding existing hazardous waste management facilities will be to improve the quality of the environment and to protect human health. While this CHWMP has as a primary goal of minimizing hazardous waste at its source, facilities will still be necessary to store, transfer, recycle, treat, and dispose of residual hazardous wastes. In this regard, there is a potential for some significant indirect effects. The various needed types of facilities are identified in the Kern CHWMP Appendix, Section 16. Planning goals and policies are in Section 3, and various implementation programs are in Section 13, and in the sections discussing specific topics. This plan's facility siting, construction

criteria, and regulatory programs are intended as mitigative measures for any significant adverse effects of present and future waste management practices.

This plan's purpose is to decrease risks to human health and environment which are associated with management of hazardous wastes. Therefore, the net environmental impact of the project is expected to be positive.

Significant effects and mitigative measures. Human habitation and other land uses could be affected by future hazardous waste facilities, or by proximity to transportation routes for hazardous wastes. Mitigative measures include restricting routes (Section 8) and the location of sites (Section 7) to avoid and protect residential and other sensitive land uses. Buffer areas around facilities would restrict future land uses; however, the buffer areas themselves would serve to mitigate the above effects.

Transportation and circulation could be affected by an increase in traffic along selected, designated routes, by transporting hazardous wastes to and from facilities which may be permitted in the future as a result of the CHWMP or to facilities in other counties. In addition to the usual traffic impacts, hazardous waste transportation has a potential for accidents and spills. Routing restrictions (see Section 8) are intended to mitigate traffic impacts, as are the siting criteria and permit requirements in Section 13 that deal with transportation. Section 13 contains mitigative measures including increased surveillance and enforcement of safety standards, and education of waste generators on how to transport hazardous wastes safely. Section 12 discusses emergency response. Sections 6 and 13.3 contain a suggested program for waste reduction which would decrease both the volume and the hazard of hazardous wastes transported.

Ground and surface water could be contaminated by spills, leaks, or discharges from any facility, company, or place where hazardous wastes are generated, stored, treated, or disposed. Specific measures to protect water resources include siting criteria and design requirements in Sections 7 and 13; regulations (particularly those on storage, and on monitoring of facilities) in Sections 10, and 13.6; contaminated sites in Sections 11 and 13. Assistance to small quantity generators and to households regarding proper management of their hazardous wastes (Section 11 and 13), and implementation of hazardous waste reduction programs (Sections 6 and 13) will also help protect water sources.

Air quality could be affected by emissions from facilities which might be expanded or built in the future, or by transportation of hazardous wastes. Siting criteria and permit conditions, risk assessments, routing restrictions, and source reduction are available viable mitigative measures. In addition, many facilities will require permits from the Air Pollution Control District, and will be required to perform air pollution-specific risk assessments designed to identify potential air pollution, thus mitigating any significant adverse effects at a specific facility. Emissions from uncontrolled hazardous waste disposal could be mitigated by implementation of this project as a whole.

Economic development may be affected by an increase in taxes and fees, as well as the expenses of implementation measures on the part of both business and government. Expenses to industry should be offset by a decrease in liability for long-term environmental effects. Source reduction and recycling should frequently result in cost savings compared to hazardous waste transportation and disposal

expenses. It is probable that a favorable economic climate could result in the need to accommodate greater hazardous waste generation rates, but this is unlikely during the relatively short time period of this plan which is nine years.

Health hazards and risk of upset are always a primary concern when discussing hazardous wastes. Any industrial or commercial facility, and any hazardous waste management facility generating, storing, treating, or disposing of hazardous wastes has the potential for accidents or upsets. Households, likewise have the potential to exhibit health risk as long as hazardous wastes are stored or disposed of improperly. In all cases, there may be small leaks or regular emissions or discharges to the air or water. Mitigative measures include those mentioned above, which could protect ambient air and water quality, as well as siting criteria, land use control buffer, permit conditions, operational and monitoring requirements.

Technical assistance, educational programs, surveillance and enforcement measures would address the need to decrease routine or accidental discharges. Particularly important for mitigating the effects of accidents are emergency planning and response programs described in Section 12 and household hazardous waste management techniques discussed in Section 13. The project is intended to improve the safety of management of hazardous wastes. Thus, long-term cumulative effects of the project are all expected to be beneficial to the environment. This CHWMP has been designed to avoid anticipated future adverse environmental effects due to generally acknowledged current hazardous waste mismanagement practices.

This plan also addresses remedies for present adverse effects at contaminated sites caused by some past handling and disposal of hazardous wastes.

15.2 ENVIRONMENTAL SETTING

The area covered by programs in this plan includes the entire County, including cities, state, and federal lands. For those land use matters which fall under jurisdiction of the incorporated cities, the cities will adopt consistent city hazardous waste management plans. A brief environmental setting is discussed in Section 2, and is described comprehensively in the Kern County Master Environmental Assessment (State Clearinghouse No. 7920667).

15.3 ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT FOUND NOT TO BE SIGNIFICANT

An initial study has determined that no significant environmental effect to existing physical conditions will result from the proposed action. These include ground and surface water resources, geology and seismicity, climate, vegetation, wildlife, and human interest. The exceptions are ground and surface water quality, air quality, and noise which are discussed below.

It would appear the proposed action should protect and, if practical, enhance physical conditions as they relate to transporting and management of hazardous

wastes generated in Kern County. The proposed action would enhance and sustain natural resource development and recovery within the County by virtue of managing industrial and resource recovery produced hazardous waste streams in an environmentally safe manner.

The proposed action would result in no significant environmental impact to certain types of social conditions. These include parks and recreation, which are in areas which would be excluded from hazardous waste facility siting, and demographics, since such facilities do not cause population or structure changes.

Proposed action would not appear to affect existing domestic infrastructure.

15.4 THE SIGNIFICANT ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

Any specific environmental impacts of the proposed project are necessarily somewhat speculative, since the document in and of itself does not impact the environment. Future projects permitted will require their own CEQA reviews. However, by indirectly leading to particular future uses, the proposed action would have significant adverse social effects due to physically siting new, or expanding existing, hazardous waste facilities within the County.

Human Habitation. Human habitation and other specific land uses have potential to be impacted by future projects. By virtue of siting new, and expanding existing, hazardous waste facilities, a land use control buffer around such facilities may impede opportunities for land use choice beyond land use entitlements existing at time of facility siting approval. Sensitive land uses along, and the traveling public using, selected and approved commercial hazardous waste transportation routes could be significantly affected should an accident, spill, or other malfunction occur during transportation of hazardous wastes.

Transportation/Circulation. Transportation is the characteristic with greatest potential impact away from the actual sites. The mode of transport could take several methods: rail, small truck, large truck, and possibly air and pipelines. However, the largest volume transport mode at present and for the foreseeable future is large truck.

Transportation between generators of hazardous waste and any given off-site facility creates the danger of accidents and spills. Potential exists for contamination of water, soil and air along roads and railroads. Regarding accidental spills, it would appear this is a very real short-term danger, and a lesser long-term danger, since most spills can be cleaned up leaving no permanent environmental impact. This danger also exists from shipping of hazardous materials which are not a subject of this plan.

There is concern that some road and rail routes pass close to school facilities and large trucks hauling hazardous wastes travel the same routes as school buses. At least one evacuation in Kern County has been necessary in the past, from a leaking car carrying hazardous materials.

Energy. The proposed action would not appear to affect energy production or generation except to enhance systems which generate hazardous waste as a by-product which must be managed and disposed. Energy usage and transmission impacts will depend on the types of facilities constructed, and on the methods of waste reduction or treatment used.

Water Resources. Present and future management of hazardous wastes, as well as future facilities which may be constructed, have potential to contaminate ground or surface water.

Air Quality. Some facilities, if sited, have the potential to increase toxic and other air emissions. Transportation of hazardous wastes will have an effect on air quality depending on the routes used and the amount of vehicle miles travelled.

Economic Development. Economic development may be affected in that taxes and fees can increase government revenues while increasing industrial expenses. Implementation measures may increase industrial and government expenditures. This increase could be significantly offset by source reduction and similar hazardous waste management techniques called for by this plan.

Health Hazards (risk of upset). Agencies involved in emergency services, surveillance and enforcement, and education may be affected. This plan includes components of surveillance and enforcement, and emergency response, which discuss these impacts. Potential environmental impact to human health may be considerable. If hazardous waste facilities operate as designed, there should be no impacts to human health. In this regard, this plan does not in itself pose significant adverse effects but could foster an increase in potential for accidents, spills, leaks, and the like by theoretically increasing the degree of risk associated with more or larger hazardous waste facilities.

15.5 BENEFICIAL EFFECTS

This CHWMP is intended to mitigate the effects of past mismanagement of hazardous wastes, and to avoid and mitigate the adverse effects of their future mismanagement. Beneficial environmental effects which may be realized due to this plan include:

This plan includes measures to mitigate contamination from past mismanagement of hazardous wastes, and to avoid contamination in the future by encouraging proper hazardous waste management.

The project should have a beneficial effect on wastewater treatment plants and on Kern County's domestic sanitary landfills by providing facilities for collection of household and SQG hazardous wastes resulting in a decrease in apparent current practices of improper discharge of hazardous wastes to domestic sewers and sanitary landfills.

Economic benefits to industry would be realized by responsible source reduction programs. Cost savings have been demonstrated in other counties involved in source reduction through:

- Reduction of generator fees and taxes
- Reduction of onsite waste storage and handling
- Reduction of permitting, reporting, and record keeping costs
- Reduction of pollution liability insurance costs
- Reduction of operating and maintenance costs

The cumulative effect of the project is expected to be beneficial to the environment, because it is designed to avoid anticipated future adverse environmental effects due to mismanagement of hazardous wastes.

15.6 MITIGATION MEASURES PROPOSED TO MINIMIZE THE SIGNIFICANT EFFECTS

This plan is intended to protect the natural and physical environment and social conditions to the maximum degree while allowing responsible management of hazardous wastes as required by citizens and industry. Potential impacts to human habitation and other specific land uses are mitigated by this plan's policies (and existing state and federal law) dealing with facility site selection criteria, facility construction, operation, monitoring, and decommissioning requirements.

Potential adverse affects associated with transportation will be partially mitigated by restricting roads available for commercial hazardous waste shipments. The county, in concert with CalTrans, CHP, and other local jurisdictions, can declare certain public roads off limits to hazardous wastes shipment. Such roads are to be posted with signs notifying drivers.

Commercial hazardous waste shipping on Interstate Route-5 is greater than would be indicated by the analysis of Kern County waste streams, due to wastes from southern California bound for disposal at Kettleman Hills in adjacent Kings County. Certain routes may be designated by the County for existing facilities, and any general plan amendment and conditional use permit application for a new, or expanding existing, specified hazardous waste facility must include a description of routes requested to serve the proposed facility.

Source Reduction, which is emphasized in the plan, should also reduce the net amount of energy use, especially transportation related energy savings resulting from hazardous waste volume reduction. This impact is one which will depend greatly on the nature of future projects to be considered in the future.

This plan includes programs to mitigate presently contaminated sites that threaten water quality, and to avoid future contamination. Any facility, and the transportation routes serving such facility, may pose a threat to ground or surface water quality.

This plan's siting and transportation route selection criteria and site specific conditions imposed according to criteria and measures given, as well as existing state and federal regulations are ample and suitable mitigative measures.

The environmental resource demonstrating the greatest long-term vulnerability to improper management of hazardous waste is groundwater. Numerous examples nationwide of groundwater contamination resulting from improper hazardous waste management practices are evident. Facility siting criteria and monitoring requirements for any new, or expanding of an existing facility, involving close proximity of hazardous wastes to soil or groundwater are intended to minimize this potential threat.

All facilities would need to meet siting criteria and construction standards intended to mitigate air quality impacts. APCD permits would be required as appropriate. Capacity limitations of facilities in certain areas are intended in part to meet air quality concerns.

Implementation expenses to government may be largely met be increased taxes and fees, and an overall reduction of the amount of hazardous wastes to be managed. Costs to industry may be offset by savings associated with source reduction measures, as well as by decreased liability due to safer management of their hazardous wastes. Mitigative measures for economic impacts to government agencies are discussed above. These agencies may require additional personnel, training, and equipment to properly effectuate needed mitigation and monitoring programs.

This plan's facility siting criteria are designed specifically to mitigate potential danger to human health from future hazardous waste facility projects permitted in accordance with appropriate steps outlined. Siting policies, with respect to current land use classifications and physical constraints, insure any hazardous waste facility location will be one of minimal threat to human health. Once a facility has obtained a permit, actual operation will be under the jurisdiction of state laws.

All hazardous waste management facilities in California are licensed and monitored by the California Department of Health Services. Operating permits for hazardous waste management facilities incorporate numerous conditions to prevent or mitigate impacts on human health and the environment. Basic conditions are required by statute and more stringent conditions can be applied on a case-by-case basis. Section 66391 of Title 22 the California Code of Regulations sets the basic conditions which the application to operate a hazardous waste management facility in California must contain.

15.7 ANY SIGNIFICANT EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED

Permitting hazardous waste management facilities could result in changes to the environment at sites, and along transportation routes, with danger of more widespread effects. Changes to environment could be avoided completely by not permitting any facilities. However, Kern County has traditionally had the philosophy that it should responsibly manage hazardous wastes generated within the County. The purpose of this project, the plan, is to insure that such fair share management

techniques and facilities are accomplished in a manner that minimizes adverse effects to the environment.

15.8 THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Conditional Use Permits granted in accordance with the plan could allow short-term uses of specific locations within this County which would profoundly effect the long-term environment at those locations with the possibility of much more widespread effects.

The projected life of a typical hazardous waste management facility, considered "short term," is 20 to 30 years. The Conditional Use Permit granted to a facility would be for five consecutive years. After 5 years, the permit would be reviewed at a public hearing to ensure that the most up-to-date mitigation is made part of the conditions affecting any renewal action granted the facility for up to another five consecutive years of operation.

Adverse effects of placing toxic substances in the environment which may continue for thousands of years are considered "long term." Any hazardous waste project requires cautious, well-reasoned plans. However, as shown by the analysis of Kern County waste streams, there exists a need for properly designed and operated facilities. Future alternatives can be addressed as amendments to the General Plan or as conditional use permit requirements for specific projects.

15.9 ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED, AND THE GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Several important segments of Kern County's economy are hazardous waste generators. The petroleum production and refining industry generates a significant volume of hazardous wastes. Agriculture uses chemical pesticides, herbicides, and fertilizers which leave residual hazardous wastes and containers. Mining and cement production produce hazardous wastes. Military operations produce various wastes, including small volumes of exotic substances whose toxic and environmental effects are not known. Ability to manage these economic sector's hazardous waste will affect their respective economic viability, with associated economic and population effects on the County. This is probably most crucial for the petroleum industry, which currently manages a great majority of Kern County's hazardous waste stream.

This plan should not directly cause environmental changes, and discussion of particular locations of any future facilities would be speculative. However, a hazardous waste management facility permitted in accordance with this plan may cause irreversible changes and there could be a potential danger from accidents. Use of a particular location for a hazardous waste facility site will amount to consumption of that site's land resource such that it may not be usable by future

generations. Provisions of the plan which encourage source reduction are intended to minimize the amount of land resources which would be consumed. Facility design provisions are intended to minimize the possibility of accidents which would cause widespread environmental degradation.

Restrictions on commercial transportation are intended to minimize danger to areas of the County outside the facility locations themselves.

An urgent present need exists for responsible management of hazardous waste. This plan is intended to establish policies, programs, and related procedures to deal with this need, while preserving and enhancing as much of the environment as feasible for future generations.

A minimum effect on County demographics would result from residential and other sensitive land use restrictions in buffer zones around large facilities. Thousands of vacant acres exist which could be considered available for consideration as candidate hazardous waste facility sites.

Economic and Social Effects. The needs of various sectors of Kern County economy which require proper hazardous waste management facilities as part of their required infrastructure have been discussed previously. Short-term social disruption may result from spills and emissions of toxic or nuisance air pollutants.

Long-term social disruption may result from contamination of soils and groundwater.

15.10 ALTERNATIVES TO THE PROPOSED ACTION

The proposed action, this plan, is being carried out to insure that Kern County is in compliance with State law and the guidelines promulgated by DHS. Alternatives to the County policy of permitting commercial facilities adequate for county generated wastes (fair share concept).

A range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project [CEQA Guidelines Section 15126(d)] are listed below:

No Project. If no CHWMP is adopted by the County and cities, there will be no systematic means of planning for the hazardous waste management needs of industry, businesses, households, and other hazardous waste generators within the County. Nor will there be zoning and siting criteria for treatment or disposal facilities other than landfills, which are included in the present County General Plan. These criteria would remain in effect until superseded by the plan. "No Project" would probably allow substantially increased significant environmental effects to occur, compared to adoption of this plan. The only foreseeable opportunity to attain a "no project" alternative would be if there was no hazardous waste generated in the County.

Utilize Sites in Other Counties. Kern County currently exports hazardous wastes which cannot be properly disposed in the County, primarily to Santa Barbara and Kings County. These destinations cannot be considered totally

reliable, since many hazardous waste facilities in southern California have been closed and remaining facilities may have environmental problems; the resultant places significant competition and economic burden on Kern County hazardous waste generators to compete with southern California generators for the same extra-county capacity. There is no existing capacity in nearby counties to accommodate the oil industry hazardous waste currently managed in Kern County. In accordance with state law, this plan provides for managing Kern County's fair share of hazardous wastes.

Active Role in Finding New Sites: This plan establishes a framework for evaluating applications which may be submitted for particular sites, and identifies general facility siting areas where further study may afford suitable sites. However, the initiative in searching for potential sites lies with the private sector. The County could, as an alternative, actually select individual sites and encourage private operators to invest in them. It is not necessary for the County to pursue such an alternative since sufficient interest in hazardous waste facilities exists on the part of local industry.

The possibility of the *County Owning Facilities* has been discussed. This plan includes provisions for public ownership of transfer stations for household hazardous wastes. For larger facilities, this alternative would appear to allow greater County control over the origin of hazardous wastes to be disposed at a public-owned facility. However, adverse economic impacts to private industry might be incurred.

The recommended alternative to provide siting criteria which will allow for needed facilities, together with conditions and requirements for mitigation of environmental effects. Coupled with this is a program to require source reduction plans for each large generator (generating <1000 kg/month); to encourage safer hazardous waste handling through education, assistance, surveillance and enforcement; and to have adequate emergency response capability.

15.11 ENVIRONMENTAL FINDINGS PER SECTION 15091 OF THE STATE EIR GUIDELINES

Any specific environmental impacts of the proposed project are necessarily somewhat speculative, since the document in and of itself does not impact the environment. Future projects permitted will require their own CEQA reviews. However, by indirectly leading to particular future uses, the proposed action would have significant adverse social effects due to physically siting new, or expanding existing, hazardous waste facilities within the County.

SIGNIFICANT EFFECT: Human Habitation.

Human habitation and other specific land uses have the potential to be impacted by future projects. By virtue of siting new, and expanding existing, hazardous waste facilities, a land use control buffer around such facilities may impede opportunities for land use choice beyond land use entitlements existing at time of facility siting approval. Sensitive land uses along, and the traveling public using, selected and approved commercial hazardous waste transportation routes could be significantly affected should an accident, spill, or other malfunction occur during transportation of hazardous wastes.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

SUPPORTIVE EVIDENCE:

The proposed project is intended to mitigate the effects of past mismanagement of hazardous wastes, and to avoid and mitigate the adverse effects of their future mismanagement. Beneficial environmental effects which may be realized due to this plan include:

This plan includes measures to mitigate contamination from past mismanagement of hazardous wastes, and to avoid contamination in the future by encouraging proper hazardous waste management.

The project should have a beneficial effect on wastewater treatment plants and on Kern County's domestic sanitary landfills by providing facilities for collection of household and SQG hazardous wastes resulting in a decrease in apparent current practices of improper discharge of hazardous wastes to domestic sewers and sanitary landfills.

Economic benefits to industry would be realized by responsible source reduction programs. Cost savings have been demonstrated in other counties involved in source reduction through:

reduction of disposal fees

reduction of generator fees and taxes

reduction of transportation costs

reduction of onsite waste storage and handling

reduction of pre-disposal treatment costs

reduction of permitting, reporting, and record keeping costs

reduction of emergency preparedness and site cleanup costs

reduction of pollution liability insurance costs

reduction of raw materials required

reduction of operating and maintenance costs

The cumulative effect of the project is expected to be beneficial to the environment, because it is designed to avoid anticipated future adverse environmental effects due to mismanagement of hazardous wastes.

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Southern California Hazardous Waste Management Authority, *Incentives for Increasing On-Site Management of Hazardous Wastes*, May 1987.

Southern California Hazardous Waste Management Project, *Siting Manual*, 1984.

Southern California Hazardous Waste Management Project, *The Problems and Needs for the Management of Hazardous Wastes in Southern California*, 1985.

SIGNIFICANT EFFECT: Transportation/Circulation.

Transportation is the characteristic with greatest potential impact away from the actual sites. The mode of transport could take several methods: rail; small truck, large truck, and possibly air and pipelines. However, the largest volume transport mode at present and for the foreseeable future is large truck.

Transportation between generators of hazardous waste and any given off-site facility creates the danger of accidents and spills. The potential exists for the contamination of water, soil and air along roads and railroads. Regarding accidental spills, it would appear this is a very high short-term danger, and a lesser long-term danger, since most spills can be cleaned up leaving no permanent environmental impact. This danger also exists from shipping of hazardous materials which are not a subject of this plan.

There is concern that some road and rail routes pass close to school facilities and that large trucks hauling hazardous wastes travel the same routes as school buses. At least one evacuation has been necessary in the past, from a leaking car carrying hazardous materials.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

SUPPORTIVE EVIDENCE:

Several important segments of Kern County's economy are hazardous waste generators. The petroleum production and refining industry generates a significant volume of hazardous wastes. Agriculture uses chemical pesticides, herbicides, and fertilizers which leave residual hazardous wastes and containers. Mining and cement production produce hazardous wastes. Military operations produce various wastes, including small volumes of exotic substances whose toxic and environmental effects are not known. Ability to manage these economic sector's hazardous waste will affect their respective economic viability, with associated economic and population effects on the County. This is probably most crucial for the petroleum industry, which currently manages a great majority of Kern County's hazardous waste stream.

This CHWMP should not directly cause any environmental changes, and discussion of particular locations of any future facilities would be speculative. However, a hazardous waste management facility permitted in accordance with this plan may cause irreversible changes and there could be a potential danger from accidents. Use of a particular location for a hazardous waste facility site will amount to consumption of that site's land resource such that it may not be usable by future generations.

Provisions of this CHWMP which encourage source reduction are intended to minimize the amount of land resources which would be consumed. Facility design provisions are intended to minimize the possibility of accidents which would cause widespread environmental degradation. Restrictions on commercial transportation are intended to minimize danger to areas of the County outside the facility locations themselves.

An urgent present need exists for responsible management of hazardous waste. This CHWMP is intended to establish policies, programs, and related procedures to deal with this need, while preserving and enhancing as much of the environment as feasible for future generations.

AUTHORITATIVE REFERENCES:

California Chamber of Commerce, *Hazardous Materials Management Handbook*, 1987.

California Chamber of Commerce, *Hazardous Waste Management Handbook*, 1987.

County of Kern, *Final Environmental Impact Report, Kern County General Plan Hazardous Waste Element*, SCH#85081906, December 1985.

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County of Kern, *Kern County Area Plan for Hazardous Material Incidents*, 1987.

Southern California Hazardous Waste Management Project, *Siting Manual*, 1984.

Southern California Hazardous Waste Management Project, *The Problems and Needs for the Management of Hazardous Wastes in Southern California*, 1985.

SIGNIFICANT EFFECT: Energy.

The proposed action would not appear to affect energy production or generation except to enhance systems which generate hazardous waste as a by-product which must be managed and disposed. Energy usage and transmission impacts will depend on the types of facilities constructed, and on the methods of waste reduction or treatment used.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

SUPPORTIVE EVIDENCE:

Source Reduction, which is emphasized in the CHWMP, should also reduce the net amount of energy use, especially transportation related energy savings resulting from hazardous waste volume reduction. This impact is one which will depend greatly on the nature of future projects to be considered in the future.

AUTHORITATIVE REFERENCES:

California Department of Health Services, Toxic Substances Control Division, Alternative Technology for Recycling and Treatment of Hazardous Wastes, Third Biennial Report, 1986.

California Department of Health Services, Toxic Substances Control Division, Economic Incentives for the Reduction of Hazardous Wastes, 1985

County of Kern, Briefing Papers for the Kern County Energy Conference, October 1987.

SIGNIFICANT EFFECT: Water Resources.

Present and future management of hazardous wastes, as well as future facilities which may be constructed, have potential to contaminate ground or surface water.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

SUPPORTIVE EVIDENCE:

This plan includes programs to mitigate presently contaminated sites that threaten water quality, and to avoid future contamination. Any facility, and the transportation routes serving such facility, may pose a threat to ground or surface water quality. This plan's siting and transportation route selection criteria and site specific conditions imposed according to criteria and measures given, as well as existing state and federal regulations are ample and suitable mitigative measures.

The environmental resource demonstrating the greatest long-term vulnerability to improper management of hazardous waste is groundwater. Numerous examples nationwide of groundwater contamination resulting from improper hazardous waste management practices are evident. Facility siting criteria and monitoring requirements for any new, or expanding of an existing facility, involving close proximity of hazardous wastes to soil or groundwater are intended to minimize this potential threat.

The project should have a beneficial effect on wastewater treatment plants and on Kern County's domestic sanitary landfills by providing facilities for collection of household and SQG hazardous wastes resulting in a decrease in apparent current practices of improper discharge of hazardous wastes to domestic sewers and sanitary landfills.

AUTHORITATIVE REFERENCES:

California Chamber of Commerce, *Hazardous Materials Management Handbook,* 1987.

California Chamber of Commerce, *Hazardous Waste Management Handbook,* 1987.

California Partnership for Safe Hazardous Waste Management, *California Toxics Program Matrix: Commentary on the Listed Programs (Prepublication Version),* 1987. (Published version now available through Specialty Technical Publishers, Inc., Vancouver, B.C.).

California Partnership for Safe Hazardous Waste Management, *Hazardous Materials Program Matrix (Prepublication version).* (for availability, see above.)

County of Kern, *Final Environmental Impact Report, Kern County General Plan Hazardous Waste Element,* SCH#85081906, December 1985.

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Southern California Hazardous Waste Management Project, *Siting Manual,* 1984.

Southern California Hazardous Waste Management Project, *The Problems and Needs for the Management of Hazardous Wastes in Southern California,* 1985.

U.S. Environmental Protection Agency, *Minimization of Hazardous Waste (PB87-114336); and Appendices (PB87-114344),* October 1986.

SIGNIFICANT EFFECT: Air Quality.

Some facilities, if sited, have the potential to increase toxic and other air emissions. Transportation of hazardous wastes will have an effect on air quality depending on the routes used and the amount of vehicle miles travelled.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

SUPPORTIVE EVIDENCE:

All facilities would need to meet siting criteria and construction standards intended to mitigate air quality impacts. APCD permits would be required as appropriate. Capacity limitations of facilities in certain areas are intended in part to meet air quality concerns.

Permitting of hazardous waste management facilities could result in changes to the environment at sites, and along transportation routes, with danger of more widespread effects. Changes to the environment could be avoided completely by not permitting any facilities. However, the County has traditionally had the philosophy that it should responsibly manage hazardous wastes generated within the County. The purpose of this CHWMP is to insure that such fair share management techniques and facilities are accomplished in a manner that minimizes adverse effects to the environment.

AUTHORITATIVE REFERENCES:

County of Kern, *Final Environmental Impact Report, Kern County General Plan Hazardous Waste Element*, SCH#85081906, December 1985.

County of Kern, *General Plan: Land Use, Open Space, and Conservation Element. Hazardous Waste Component: Chapter 3, Public Facilities; Appendix G, Solid Waste Facilities, Guidelines and Locations; Appendix H, Hazardous Waste Facilities, Guidelines and Locations.* 1986.

SIGNIFICANT EFFECT: Economic Development.

Economic development may be affected in that taxes and fees can increase government revenues while increasing industrial expenses. Implementation measures may increase industrial and government expenditures. This increase could be significantly offset by source reduction and similar hazardous waste management techniques called for by this plan.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

SUPPORTIVE EVIDENCE:

Several important segments of Kern County's economy are hazardous waste generators. The petroleum production and refining industry generates a significant volume of hazardous wastes. Agriculture uses chemical pesticides, herbicides, and fertilizers which leave residual hazardous wastes and containers. Mining and cement production produce hazardous wastes. Military operations produce various wastes, including small volumes of exotic substances whose toxic and environmental effects are not known. Ability to manage these economic sector's hazardous waste will affect their respective economic viability, with associated economic and population effects on the County. This is probably most crucial for the petroleum industry, which currently manages a great majority of Kern County's hazardous waste stream.

Implementation expenses to government may be largely met be increased taxes and fees, and an overall reduction of the amount of hazardous wastes to be managed. Costs to industry may be offset by savings associated with source reduction measures, as well as by decreased liability due to safer management of their hazardous wastes.

Mitigative measures for economic impacts to government agencies are discussed above. These agencies may require additional personnel, training, and equipment to properly effectuate needed mitigation and monitoring programs.

Economic benefits to industry would be realized by responsible source reduction programs. Cost savings have been demonstrated in other counties involved in source reduction through:

reduction of disposal fees

reduction of generator fees and taxes

reduction of transportation costs

reduction of onsite waste storage and handling

reduction of pre-disposal treatment costs

reduction of permitting, reporting, and record keeping costs

reduction of emergency preparedness and site cleanup contingency costs

reduction of pollution liability insurance costs

reduction of raw materials required

reduction of operating and maintenance costs

AUTHORITATIVE REFERENCES:

Bank of America, *California Business Report, October/November* 1987.

California Department of Health Services, *Toxic Substances Control Division, Economic Incentives for the Reduction of Hazardous Wastes,* 1985.

United States Congress, Office of Technology Assessment, *Serious Reduction of Hazardous Waste, Summary,* Sept. 1986.

SIGNIFICANT EFFECT: Health Hazards (risk of upset).

Agencies involved in emergency services, surveillance and enforcement, and education may be affected. This plan includes components of surveillance and enforcement, and emergency response, which discuss these impacts.

The potential environmental impact to human health may be considerable. If hazardous waste facilities operate as designed, there should be no impacts to human health. In this regard, the proposed action does not in itself pose significant adverse effects but could foster an increase in potential for accidents, spills, leaks, and the like by theoretically increasing the degree of risk associated with more or larger hazardous waste facilities.

SUGGESTED FINDINGS:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR.

b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

SUPPORTIVE EVIDENCE:

This plan's facility siting criteria are designed specifically to mitigate potential danger to human health from future hazardous waste facility projects permitted in accordance with the appropriate steps outlined. The siting policies with respect to current land use classifications and physical constraints insure that any hazardous waste facility location will be one of minimal threat to human health. Once a facility has obtained a permit, actual operation will be under the jurisdiction of state laws.

All hazardous waste management facilities in California are licensed and monitored by the California Department of Health Services. The operating permits for hazardous waste management facilities incorporate numerous conditions to prevent or mitigate impacts on human health and the environment. Basic conditions are required by statute and more stringent conditions can be applied on a case-by-case basis. Section 66391 of the California Code of Regulations sets the basic conditions which the application to operate a hazardous waste management facility in California must contain.

Adverse effects of placing toxic substances in the environment which may continue for thousands of years are considered "long term." Any hazardous waste project requires cautious, well-reasoned plans. However, as shown by the analysis of Kern County waste streams, there exists a need for properly designed and operated

facilities. Future alternatives can be addressed as amendments to the General Plan or as conditional use permit requirements for specific projects.

AUTHORITATIVE REFERENCES:

Association of Bay Area Governments, *The Disposal of Hazardous Waste by Small Quantity Generators: Magnitude of the Problem,* June 1985.

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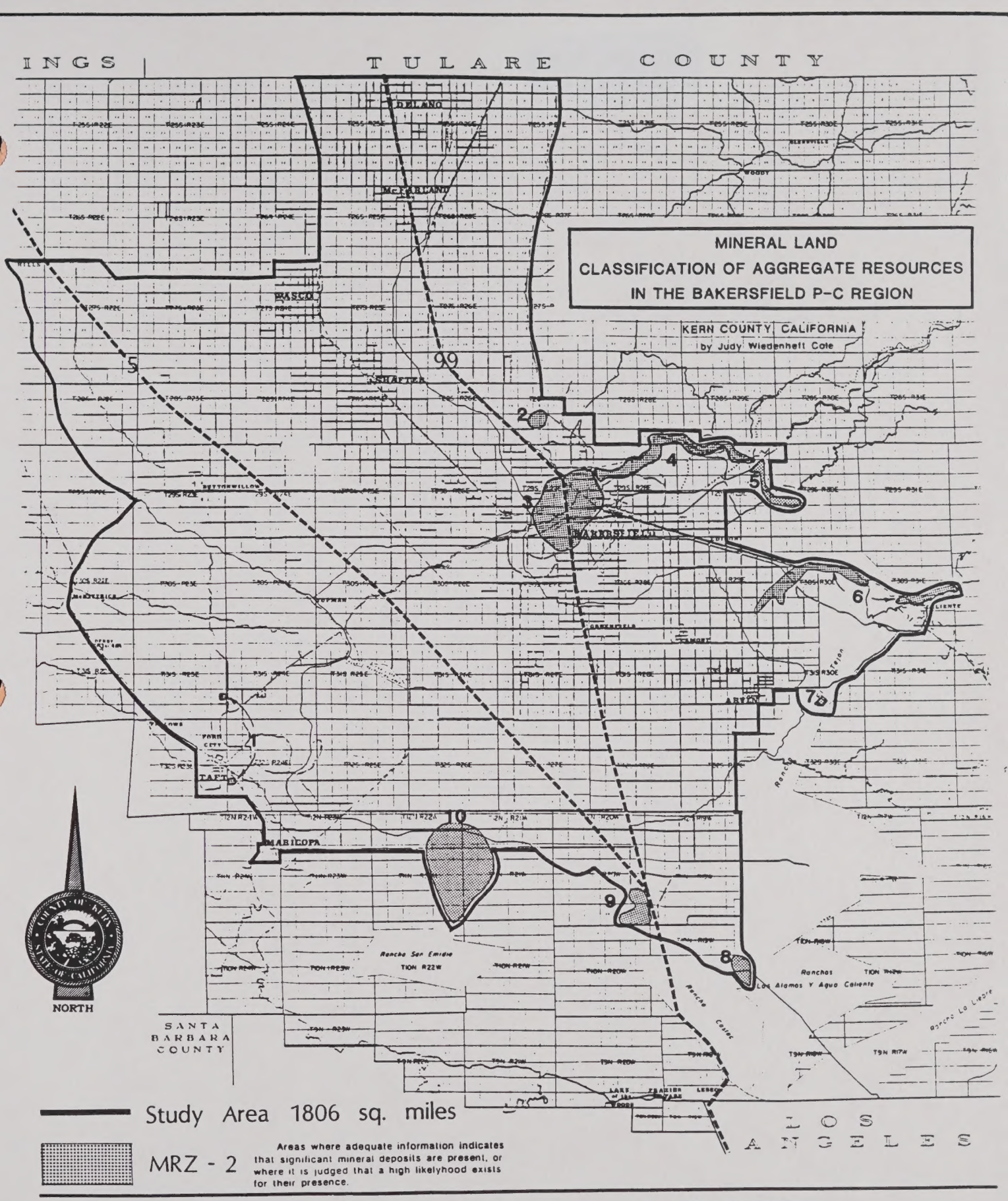
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APPENDIX I

Appendix I

(Supplemental map attachment - MRZ Maps)



1. Taft
2. James Rd. / Hwy. 65
3. Bakersfield
4. Kern River
5. Cottonwood Creek
6. Caliente Wash
7. East Arvin
8. Pastoria Creek
9. Wheeler Ridge
10. San Emigdio

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